JANUARY 20, 1912

NEW YORK'S PROPOSED CIVIC CENTER.

May Be Had At Less Than the Cost of the Old Tweed Court House, Which Added Nothing to Taxable Value of Adjacent Property-Post Office Should Go, Too.

The County Court House of Tweed ring fame cost about \$11,000,000. It added nothing to the taxable value of adjacent property. Like the Post Office, it was an unsightly encroachment on City Hall Park. It looks now as if both may be removed and the park restored to the uses for which it was originally intended. One has only to glance at some of the carly prints of City Hall Park in Valentine's Manuals to appreciate the disfigurement caused by the Post Office, the rear of which with its tangle of delivery wagons shuts in the old-time view from the broad steps of the City Hall. On the assured initiative of Senators O'Gorman and Root there is reason to believe that Congress will vote to surrender the Post Office site in favor of a roomier situation in or facing the contemplated civic center north of the park.

From the expressions of approval which the projected civic center has met with in all quarters one might conclude that sentiment as regards park reservations has undergone a change since the Post Office and the Tweed Court House were built. The change, however, has been not so much in the sentiment of the community as in deference on the part of the municipal administration to public opinion. There have always been schemes on foot for despoiling City Hall Park, as well as every other park in the city. At one time, for example, it was proposed to erect in City Hall Park a reservoir for the distribution of water to be brought from the Bronx River; at another time the corporation actually voted land in the park for the City Hospital. However, there seems to have been but one period when the general statement held true that the city administration was willing to defy the prevailing sentiment to ratify such schemes of spoilation.

The plan now advocated is virtually to restore and to extend City Hall Park. It has grown out of the necessity of providing a modern County Court House. More than a score of sites have been considered for the new building. The final choice lay between the Chambers street frontage opposite

which the city will undoubtedly be called upon to build in the not far distant future.

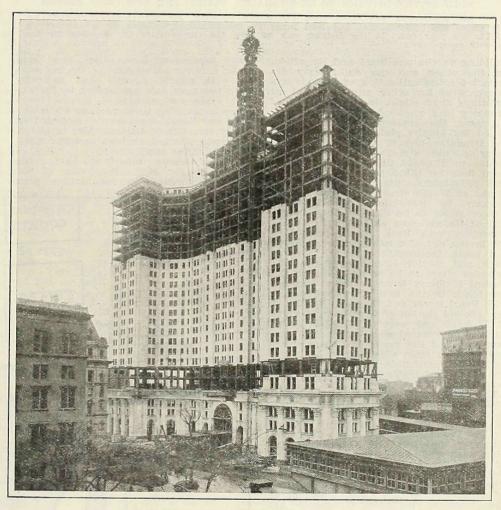
"It is obvious that since such buildings will all have to be placed in this general vicinity, it is better to group them, for convenience, for economy, and for the prestige of the city. Also that it is better business to make provision for them now, rather than to wait until the necessity for them compels the acquiring of their sites one by one.

"Hence all the schemes presented herewith contemplate such development, now

or at some future time, and although each one of them shows the minimum of area which would be required to provide a mere site for the County Court House, it must be borne in mind that we regard that as a temporary condition—a step in the ultimate development."

The area to be taken by the city, both for the Court House and the incidental parking purposes, would be 120 city lots, or 300,000 square feet in all. The city already owns the triangular block between Pearl, Duane, Center and Park streets, with an area of 7,277 square feet,

the Hall of Records bounded by Reade, Thomas, Elm and Lafayette streets. The committee also wishes to see the old Criminal Court House, which is now in a dilapidated condition, pulled down and a new one erected opposite the Tombs Prison on the other side of Center street and just to the north of the park. It is, however, estimated by the Real Estate Bureau of the Finance Department that the cost of acquiring the property in condemnation proceedings would be from \$6,000,000 to \$6,500,000. The committee suggests that as park space



THE MUNICIPAL BUILDING AS IT IS TODAY.

By comparing this photograph with the following one, the progress on the building in one year's time can be noted. Some little granite is yet to be set on the building to enclose the lower stories, and the upper portion of the tower still remains to be enclosed. The Thompson-Starrett Company advises that with the exception of a few hundred feet which is being carved, the balance of the granite, 3000,000 cubic feet is now stored under the Brooklyn Bridge, and ready to be set just as soon as the weather permits. The contract for the granite was let in April, 1910. This means that in a little over one year and a half 700,000 cubic feet of granite has been quarried, cut, carved, and over half this quantity set in the building. This is admittedly the greatest record ever achieved in the history of the business in the matter of preparing granite.

or 2.9 city lots. The assessed valuation on the property to be taken is \$4,426,500. Here are the figures by blocks:

field are the lightes by blocks:
Assessed
Plot. Square Ft. Value.
Between Leonard, Worth,
Lafayette and Centre
stroots and Centre
streets 40,317 \$1,290,000
Between Leonard, Worth
Centre and Baxter sts. 69,062 1,184,500
Between Pearl, Worth,
Elm and Centre sts 28,346 609,000
Between Worth, Pearl
Centre and Park sts 51,769 862,000
Between Pearl, Duane,
Lafayette and Centre
streets 5,080 271,000
Street space area and
portion of block
bounded by Duane,
Reade, Elm and La-
fayette streets105,026 210,000
210,000
Total299,600 \$4,426,500
Hence, it was thought well to buy for
future improvements the blocks behind
the blocks bening

and new streets are to be provided a certain portion of the cost should be assessed locally on the property holders, the balance being met by the issue of corporate stock

the balance being met by the issue of corporate stock.

These figures do not cover the additional land required for carrying out in full the civic centre idea, but not embraced in the Court House plan.

braced in the Court House plan.

The committee says:

"The site proposed would permit the erection of the Court House within what in effect would be a new city square, with a noble approach from the south and with open spaces to the west, enlarging and permitting the further development of what is now Mulberry Bend Park. The property that is taken is all relatively cheap in character. The requirements of adequate light and air would be satisfactorily met, the Court House placed within easy access of the City Hall and the Hall of Records and the Municipal



VIEW OF THE DISTRICT TO BE EMBRACED WITHIN THE NEW CIVIC CENTER.

The photograph was taken from the World Building, for the Thompson-Starrett Co. It shows the progress that had been made on the Municipal Building up to January 16, 1911, one year ago. In the distance can be seen the city squares to be taken for the county court house.

It shows the progress that had been made 1911, one year ago. In the distance can be county court house.

Building on the one hand and Broadway on the other and the opportunity reserved for the utilization of various adjacent sites for other city or Federal buildings that might in time permit of grouping in a so-called "civic centre."

Among the incidental improvements called for by the plan are straightening the irregular line of Centre street and carrying the street under the Court House to a grade flush with the basement floor for the passage of street cars and pedestrians, the vacation of two blocks of Worth street, traffic to proceed easterly by Franklin or Pearl street; Baxter street to be carried south on the line of its northern extension to an intersection with Park street, permitting the laying out of a new and broad north and south thoroughfare by the way of Park and Baxter streets to the north; Leonard street to be carried through the present Mulberry Bend Park and through the block to the east to a conjunction with Pearl street and thence to the Bowery; the old section of Baxter street south of Leonard and west of Mulberry Bend Park to be vacated and thrown into park property, and the grade of Centre street and of the streets adjoining to be raised so far as practicable in order to permit the passage of traffic in the manner proposed beneath the Court House building. The report was submitted to the Board of Estimate by the Corporate Stock Budget Committee of the board, composed of Borough President McAneny, Comptroller Prendergast and Vice-Chairman Kline of the Board of Alderman. The plan suggested was, however, the work of an advisory committee, consisting of President C. Grand La Farge of the New York chapter of the American Institute of Architects; Walter Cook, president of the American Institute; Grosvenor Atterbury, William M. Kendall of McKim, Mead & White, H. V. B. Magonigle and Egerton Swartwout.

TAX REFORMS IN 1911.

Many Substantial Improvements Secured.

By the Association.

THE 21st annual report of the New York Tax Reform Association carries the cheery information that the year 1911 was the most encouraging in the history of the work, because of many substantial improvements secured. Taxation received much attention from the Legislature and the Governor, and more progressive measures were placed on the statute books than in the previous ten years. "These laws embody," the report says, "policies that have been advocated by this association in its annual reports, and follow in some cases the text of bills which we have heretofore introduced. The details, however, were the result of frequent consultations with state and local officials, representatives of other organizations, and suggestions made at committee hearings; and in matters affecting administration we had the advice and assistance of the state departments.

"This legislation will simplify administrative machinery, reduce the cost of collection, increase the revenues, remove

many assessment inequalities. about a fairer adjustment of the tax bur-den. It affects directly and radically state revenues now amounting to \$9,000, state revenues now amounting to \$9,000,-000; state assessment of special franchises amounting to more than \$600,000,-000; and local assessments aggregating nearly two billion dollars. The total tax payments affected amount to some sixty million dollars annually.

"All of these important bills were drafted by Mr. E. L. Heydecker of the Utica Conference, in conjunction with

your secretary, and were advocated on be-

your secretary, and were advocated on behalf of our association at committee hearings and in the press.

"The inheritance tax law amendments establish reasonable rates which will produce a large revenue without hardship. They also abolish double taxation, following the "model law" endorsed by the National Tax Conference and recommended in our last annual report. This feature is a notable step toward interstate comity in taxation.

"The "secured debt" tax provides a

a notable step toward interstate comity in taxation.

"The "secured debt" tax provides a fixed tax, as a substitute for the unequal personal property assessment of securities. This new law, together with other fixed taxes on intangible personalty, makes it possible for persons of means to reside in the State of New York without having, as heretofore, to choose between evasion, confiscation, or bargaining with local assessors.

"Methods of local assessment have been simplified and improved, and the collection of fiscal statistics by the state has been provided for. The change in the method of assessing special franchises directs the state board to "equalize" such valuations, thus doing away with useless litigation. These latter measures were recommended by the Utica Tax Conference, held in January and at which thirty-eight counties were represented.

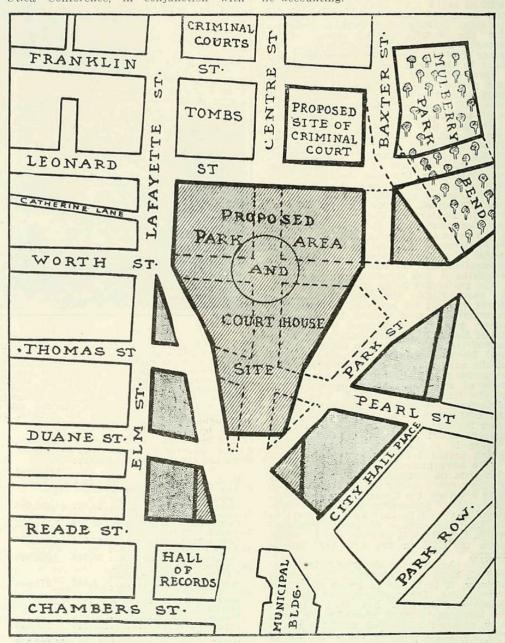
"That so much was done at one legislative session was due largely to the great interest taken by the governor and his strong messages on several of these measures, and to the cordial co-operation of the leaders and tax committee chairmen in both houses.

"While much has been accomplished.

both houses.

in both houses.

"While much has been accomplished, much more remains to be done. Some of the matters that should receive consideration now are: A change in the state taxation of corporations, with a view to the ultimate revision of the entire system of corporate taxation; relief for merchants and manufacturers from arbitrary personal property assessments; the exemption of household furniture and similar unproductive property; greater efficiency in the collection of taxes, and public accounting. accounting.



SITE FOR THE PROPOSED CIVIC CENTER.

Lined areas to be taken for the Court House. Dotted areas required if the civic center idea is fully carried out.

THE TRANSIT SITUATION IN THE BRONX.

Undeveloped Areas of the Borough About To Be Opened For Settlement by New Rapid Transit Lines-Unique Freight Facilities.

BY W. R. MESSENGER, Secretary of Bronx Industrial Bureau.

THE rapid transit and the suburban both by railway and by water in the City of New York is unique among the cities of the world. Four of the five boroughs of New York City are located on islands—Manhattan Borough on Manhattan Island, Richmond Borough on Staten Island, Brooklyn and Queens Boroughs on Long Island and the Borough of The Bronx is the only one of the five boroughs connected with the mainland.

This fact, that the Borough of The

ough of The Bronx is the only one of the five boroughs connected with the mainland.

This fact, that the Borough of The Bronx is connected on the north with Westchester county in the great State of New York, and bounded on the east by Long Island Sound and the East River and on the south and west by the Bronx Kills, the Harlem River and the Hudson River, gives the Borough of The Bronx a singularly favorable position as a transportation center for passengers and freight arriving from New England or from the West.

The two great transportation systems which enter the heart of Manhattan, the New York, New Haven & Hartford Railroad and the New York Central Railroad both pass through the Borough of The Bronx, the New York, New Haven & Hartford Railroad having the Harlem River and Portchester Division in addition to its main line and soon after the first of the year the New York, Westchester & Boston Railway Company will have completed its great undertaking of providing transportation services for both passengers and freight by a new north and south line through the very center of the Borough of The Bronx, running north from the Harlem River over the existing tracks of the New York, New Haven & Hartford Railroad to 180th street and then by a newly constructed road on north through Morris Park, Gun Hill Road, Baychester and other stations to Mt. Vernon and on north to White Plains.

This has been a much needed improvement in the Borough of The Bronx and

Hill Road, Baychester and other stations to Mt. Vernon and on north to White Plains.

This has been a much needed improvement in the Borough of The Bronx and makes available for residential and manufacturing purposes a hitherto undeveloped territory which has not been reached by either the main line of the New York, New Haven & Hartford or the Harlem River & Portchester Divisions and which has not been reached by the New York Central and the Hudson River Railroad Company, which has four branches in The Bronx: the main line, the Putnam division, the Harlem division and the Port Morris branch, which is partly an underground railroad for freight transportation and connects the New York, New Haven & Hartford at Port Morris in the southeastern section of The Bronx with the New York & Harlem.

It is because of the admirable geographical situation of The Bronx located

Harlem.

It is because of the admirable geographical situation of The Bronx, located directly north of Manhattan and connected on the north with the mainland, which has developed within the borough this magnificent network of transportation lines running north and south and making it possible to connect Manhattan as well as the Borough of The Bronx with all parts of the continent, and making passenger and freight traffic easy and convenient to all sections of the United States.

convenient to all sections of the United States.

Until the New York, Westchester & Boston Railway had begun the construction of its new line which will be opened shortly after the first of the year, there was a great undeveloped section of The Bronx lying north of Bronx Park and west of Pelham Bay and east of Van Cortlandt Park which had absolutely no transportation facilities of any line whatever in the way of rapid transit for passenger traffic or railroad facilities for freight traffic or any railway facilities for suburban traffic.

This new line of the New York, Westchester & Boston, which will be equipped with all steel motor passenger coaches having a seating capacity of over 75 passengers, will open up this largely unoccupied territory, which is among the most attractively situated in New York City, surrounded as it is by parks on almost every side and by the picturesque Westchester hills on the north.

Any student of transportation in this city will be impressed by the attractive transportation facilities that have been afforded to the Borough of The Bronx by the New York Central Railroad and

by the New York, New Haven & Hartford Railroad and their branches, which are the only branch lines that directly enter Manhattan with the exception of the Pennsylvania Railroad, since the opening of its new station, and it will only be a short time until the Borough of The Bronx will be directly connected with this great trunk line railroad also, so that The Bronx will be served by all three of the railroads which directly enter Manhattan.

The contract for the New York Connecting Railway bridge has been let to the American Bridge Company for about \$20,000,000 and the construction of this connecting railway is being undertaken by the Pennsylvania Railroad in order that New England passengers may be carried from the tracks of the New York, New Haven & Hartford Railroad to the lower part of The Bronx and then over the New York connecting bridge which will extend over Randall's Island and Ward's Island to the Borough of Queens and then connect with the tracks of the Pennsylvania Railroad and be carried by a tunnel under the East River and under Manhattan and under the Hudson River all without a change of cars and on to any point of western destination over the tracks of the Pennsylvania Railroad and be carried by a tunnel under the Bast River and under the tracks of the Pennsylvania pand preparing, and devising reports regarding all sorts of rapid transit relief for the city, but actually furnishing very little relief, companies such as the New York Central Railway Company are actually expending amounts running into one hundred million dollars for their new terminal at the Grand Central Station and for the electrification and improvement of their tracks. The Pennsylvania Railroad has pushed forward its work of providing a great central terminal in Manhattan at the expense of over one hundred million dollars, and through co-operation with the New York, New Haven & Hartford Railroad have provided for the New York Connecting Railroad has expended millions of dollars in the construction of a new line which will soon

But for those who are not served by the other existing lines the New York, Westchester & Boston Railway will provide a great convenience because for a five-cent fare passengers can reach any point along its line within the borough which they may desire and at the Harlem River have connection with the Second and Third avenue elevated lines. It should be borne in mind that when a transit line is constructed with city money it may justly be demanded that the citizens be given the greatest possible convenience; because if a great convenience is not accorded the operation of the line may not be profitable and

the citizens may find that they have engaged in an umprofitable undertaking.

If, on the other hand, a private company constructs a line with private funds, as the New York, Westchester & Boston has done, the citizens are not obliged to use the line unless it meets their requirements and is more convenient for their use than other lines, and if it does prove a greater convenience than other lines its expense is justified. Property owners generally ought to congratulate themselves upon the opening of the New York, Westchester & Boston Railway, since the financial risk is not the concern of the property owners, as they have not contributed to its construction. In considering the transit and transportation facilities of the Borough of The Bronx the great waterways are not to be overlooked. Aside from the northwestern section of The Bronx being bounded by the Hudson River, this western section is bounded by the Harlem River, along which waterway provision has been made for the construction of great basins and docks in connection with the Barge Terminal Canal improvements, which it is expected the state will carry forward at an expense of \$20,000,000, so that the improved canal and rivers deepened to a depth of nine feet connecting Buffalo with Albany will link together the great western waterways and the Great Lakes with the Harbor of New York and directly with the Borough of The Bronx on the Harlem River.

The Bronx, aside from its being advantageously connected for freight traffic with the great inland waterway system is connected by the East River with the Atlantic ocean for trans-Atlantic or coastwise freight traffic. The eastern shore of The Bronx is indented by three important waterways. The Bronx River, the Westchester Creek and the Hutchinson River, which offer ideal situations for great industrial plants and manufacturing enterprises where industrial railroad tracks are furnished providing facilities for railroad transportation by land and the improved waterways opportunity for freight shipments by water.

Brooklyn Real Estate Dinner.

Brooklyn Real Estate Dinner.

The annual dinner of the Brooklyn Board of Real Estate Brokers will be held on Saturday evening, January 20, at the Brooklyn Club, located at the corner of Clinton and Pierrepont streets. The speakers of the evening will be the Hon. Alfred T. Steers, Borough President; Lawson Purdy, Tax Commissioner; William McCarroll, Rev. S. Edward Young, Frank Bailey and Col. T. S. Williams. Subjects of great importance to real estate interests will be discussed.

F. B. Snow is chairman of the Entertainment Committee and no effort is being spared to make the affair one of the most successful in the history of the organization. The officers of the Board are: Wm. G. Morrisey, president; Frank H. Tyler, vice-president; Thos. Hovenden, treasurer; and Eugene J. Grant, secretary.

INFLUENCES THAT MAKE FOR GROWTH IN QUEENS.

Fine Showing by the Borough in Recent Building and Industrial Expansion-Its Waterfront Competes Successfully with the New Jersey Meadows.

THE Borough of Queens made a unique showing in the building figures for Greater New York, published a fortnight ago in our annual review. The figures embraced all the boroughs and covered the five years since 1907, inclusive. They brought out the remarkable fact that since the panic Queens has been relatively more active in buildings than any of the other boroughs. They showed, furthermore, that Queens was the only borough which invested more capital in new constructions in 1911 than in the boom year of 1909.

The evidence of sustained and exceptionally rapid growth furnished by the building statistics just referred to is confirmed by the Federal census. During the last decade the population of Queens increased by 86 per cent., as compared with an increase of 38 per cent, for the city as a whole. The greater part of the gain was made during the second half of the decade. Between the Federal census of 1900 and the State census of 1905 the borough added some 45,000 to its population; in the next five years it added nearly \$6,000. In 1910 the population of the borough was \$284,041, of which a large proportion was credited to Long Island City and Jamaica, the only urban communities of considerable size in the borough.

Outside these two communities—the former an industrial and the latter a rail-

City and Jamaica, the only urban communities of considerable size in the borough.

Outside these two communities—the former an industrial and the latter a railway center—Queens is distinctly a suburban residence borough. Its amazing growth in population in the last half decade is not difficult to account for. The sparsely settled borough of Queens is separated only by a narrow barrier from the midtown business district of Manhattan. On one side of the East River is the central borough with a density of population, according to the census of 1910, of 166.0 persons to the acre; on the other, a suburban borough with a population of only 3.4 persons to the acre. This great difference in density of population is reflected in a hardly less notable divergence between land values. In Manhattan the per capita land value in 1910 was \$1,201; in Queens it was \$776.

That under such circumstances Queens should receive a big overflow of residential population as soon as the East River barrier was pierced by rapid transit was inevitable. The Queensboro Bridge was finished in 1909 and the Pennsylvania tunnels were opened in 1910. The effect of the new transit was apparent in a remarkable advance in land values, which in a measure progressed with the progress of the work on the bridge and the tunnels. The per capita land value rose from \$388 in 1906 to \$506 in 1907 and passed the \$700 mark in the following year. In Manhattan, meanwhile, the per capita land value remained virtually stationary.

Transit Improvements.

The people of Queens have been greatly

Transit Improvements.

ransit Improvements.

Transit Improvements.

The people of Queens have been greatly disappointed in the failure of the city authorities to arrange for proper transportation on the bridge and for putting the Belmont tunnel into commission. There has been some complaint, too, because the service in the Pennsylvania tubes has not been quite up to expectations. The reason, for the complaint will presently be removed. The tunnels are, of course, only a link in the series of improvements planned for the Long Island Railroad. Until the rest of the series, including the electrification of all the lines within the commuting zone is finished the tunnel service is bound to be more or less open to criticism. The North Shore trains, for example, have stopped at Woodside, where passengers have been housed in temporary quarters. Within a few months, however, the North Shore division will run through express trains to the Pennsylvania station.

Another source of inconvenience has been the transit maze in Jamaica, the great railway junction for all the converging lines on the Long Island system. At Jamaica grade crossings are being eliminated and a modern passenger station is to take the place of the outgrown depot. The improvements at Jamaica are estimated to cost \$3,500,000. Of this sum \$1,600,000 has now been expended. The railway yard and the running tracks are being elevated some 20 feet above the surrounding surface. Meanwhile the regular traffic is being handled over only a part of the track system. Ralph Peters, president of the Long Island Railroad, said recently concerning the work at Jamaica:

"Some delay is likely to occur on account of inability to secure a small lot

necessary to the change of tracks in carrying out the general plan. It is difficult to state when the new station will be completed, but it is hoped that some time during the summer of 1912 the platforms in the new location can be put in service. "Jamaica has always been a point of congestion, causing great inconvenience to the traveling public, due to the consolidation of traffic from Brooklyn, Long Island City, and New York City, into trains going to the various branches of the road. There will continue to be more or less of this transfer and interchange of traffic at Jamaica after the completion of the improvements, but as the business grows there will no doubt be through trains to and from the various terminals, that will avoid the transfer. Where there are now six tracks in the Jamaica station, there will be twelve, just doubling the facilities for moving the traffic through the point of congestion. With double the facilities there is no doubt that the delays will be cut in half, and it should greatly stimulate the growth and development of traffic on Long Island.

"The average monthly sales of commutation tickets in 1905 was 6,378; in 1910, 11,869, and in 1911, 13,526; this class of traffic having more than doubtful if any other railroad running out of New York City can show a like record. This rapid growth shows that the public is beginning to appreciate Long Island, and its wonderful advantages as a place for all-yearround residence."

Suburban Home Builders.

The ticket sales cited by Mr. Peters, al-

to appreciate Long Island, and its wonderful advantages as a place for all-year-round residence."

Suburban Home Bullders.

The ticket sales cited by Mr. Peters, although they do not refer exclusively to Queens, bear out the building figures for the borough. As a rule, activity in building is coupled with a lively demand for building sites. Such a demand, however, has not been a characteristic of the real estate market in Queens during the last few years. On the contrary, sales of building sites have been notably few, compared with the number of buildings erected. The explanation is to be found in the fact that the new houses that are going up are for the most part being erected by home builders who purchased the lots before the panic.

For several years before the close of 1907 Queens experienced one of the liveliest and most extensive lot booms recorded in the real estate history of the city. The lots were sold by development companies on the instalment plan. It generally takes about three years to pay the instalments covering the proposed equity of the buyer above the contemplated mortgage. Several years more are required in typical cases for the repayment of the mortgage. The people who bought lots on the instalment plan during the boom years have now in large numbers paid for the lots and are in a position to obtain building loans with which to improve them. The great majority of the new building soing up in the borough are detached dwellings and two-family houses. This characteristic of the current building activity is a desirable inheritance from the lot boom.

Not all of the results brought about by hat boom have been of so commendable a nature. Thous and so flots without street improvements and without transportation facilities were sold to small investors on prospects which have not yet been realized and which in many cases may never be fulfilled at all. These holders of misplaced savings probably outnumber the more fortunate buyers who are now commuting on the Pennsylvania-Long Island tunnel trains b

their clients to build. Not only were houses built singly by individuals but groups of houses were erected by development companies for the market. Only such companies as could change from lot selling concerns to building companies survived. To-day it is estimated that 90 per cent, of the development work in Queens is controlled by not more than a dozen companies

sucn companies as could change from lot selling concerns to building companies survived. To-day it is estimated that 90 per cent. of the development work in Queens is controlled by not more than a dozen companies. The bulk of the population that is settling in Queens is of the home owning class. It is made up largely of professional men, salaried employes of good incomes and business men engaged in business in Manhattan. Consequently, although the majority of the new dwellings going up are of the inexpensive order characteristic of most of the suburbs about New York, there is also a very considerable sprinkling of handsome and costly residences under construction. The diversified nature of the country, with its ocean and sound frontages and its wooded hills and rolling plains, affords inviting sites for home building by the well-to-do, and since the opening of Queensboro Bridge the borough has attracted to itself as residents a large share of motor enthusiasts, many of whom ride in their own cars to and from business. It is true that as regards public works, including road maintenance, the borough has fared badly enough under a succession of inefficient borough administrations, but the rule of waste and incompetence was probably ended for good when the present administration took office. With the right sort of borough government and with the prospect of subway annexation to Manhattan in the near future, Queens should continue to enjoy a notable growth as a residence borough.

With respect to industrial expansion Queens made a remarkably good showing in the Federal industrial census of 1909, the results of which were published only recently. During the preceding five years the number of factory establishments in the borough increased 50 per cent., as against an increase of 24 per cent. in Greater New York. The larger part of the industrial expansion took place, of course, in Long Island City, where big manufacturers of motor cars have in numbers build expansion took place, of course, in Long Island City was refl

Industrial Expansion.

Industrial Expansion.

The location of factories in Long Island City is encouraged by inexpensive means of vehicular traffic. These are furnished by ferries from Borden avenue to 34th street and from Fulton street, Astoria, to 99th street, and by Queensboro Bridge to 59th street and Second avenue. Newtown Creek has recently been spanned by two new bridges which join Queens with the Borough of Brooklyn.

An influence of the first importance is attracting big industrial plants is the presence of an extensive and fine waterfront, much of which is as yet unoccupied. Because of its bridge connection and its moderate prices for land this splendid stretch of waterfront is competing successfuly with the New Jersey meadows for a numerous class of factories that deliver goods to the stores of Manhattan. Waterfront property in Long Island City may be had at \$1,000 a front foot, while inland factory sites adjacent to shipping are offered at \$1,500 a lot. When the Bradley Construction Company was looking for an unimproved waterfront to fill in with the spoils from the new Manhattan subways it concluded that the most promising field for investment was Long Island City, where consequently it bought a \$500,000 tract near Queensboro Bridge.

The ample freight facilities already assured by the Pennsylvania, the Long Island and the New Haven are likely to be supplemented by a municipal freight terminal in the heart of the manufacturing district. Dock Commissioner Tomkins, when a guest of the business men of Long Island City not long ago, announced that plans for such a terminal were being worked out for a tract now owned by the city.

In view of the rapid industrial growth of Long Island City the residential building there differs from that of the rest of the borough. The demand is for apartments and for low-priced workingmen's dwellings rather than for the class of houses typical of commuting centers. The demand for apartments just now greatly exceeds the supply, and building companies heretofore active in Brooklyn and the Bronx are in not a few cases transferring their operation to Long Island City. Apartments intended to rent at \$16 to \$25 a month are being built there in growing numbers, coupled with a sprinkling of \$30 and \$40 apartments. The building is being done on sites valued at \$1,500 to \$3,000 a lot. There is also a good deal of store construction underway, the sites for which cost frequently not more than \$3,000 a lot.

Cession of Lands in Streets to Escape Condemnation Expenses.

Condemnation Expenses.

The failure of the people of the State of New York at the last election to approve the proposed Constitutional Amendment providing for the trial of condemnation cases by a Justice of the Supreme Court, with or without a jury, makes it necessary for owners to decide whether they will cede to the city their land within the street lines and thus escape condemnation expenses, or submit to condemnation proceedings and risk getting an assessment larger than the award. In a statement regarding the matter Borough President Miller says:

Section 992 of the Charter provides:

"No proceedings to open the lands so conveyed (by cession) shall be taken or maintained, nor shall the lands fronting on that portion of the street so conveyed and extended to the center line of the block on either side of such portion of said street so conveyed, be chargeable with any portion of the expense of opening the residue or any portion of the residue of such street, except the due and fair proportion of the awards that may be made for buildings" (condemned).

In other words, if an owner cedes his land to the middle of the street to the city, he escapes all asessments for acquiring title, except his proportionate share for the buildings taken in the proceeding.

Forms for Deed of Cession, Release of Mortgage and Affidayit of Title have been

snare for the buildings ceeding.

Forms for Deed of Cession, Release of Mortgage and Affidavit of Title have been prepared by me and approved by the Corporation Counsel, and printed for free distribution among owners of property in the Brony

Award \$220.50
Assessment 1,126.83
East 210th street, complete opening;
William Adee Estate. Lot No. 1, Block
No. 3227; Damage No. 14; Assessment
No. 49

William Auee Esta
No. 3227; Damage No. 14; Assessment
No. 49.

Award \$25.00
Assessment 425.40
Matter of Overing street: Capt. D. F.
Ward, owner. Lots Nos. 120, 121.
Award \$105.00
Assessment 305.00
Matter of acquiring title to Glebe avenue: Mrs. Mary Deere, owner. Lot No.
46, Findlay Map.
Award \$415.78
Award \$415.78
814.81

Assessment 1,213.22
Matter of opening and widening W
Farms road: Adee Estate. Lot No. 2
Award \$239.79
Assessment 1,210.32

Award
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Farms road: Lot U, Hutchler Map.
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Farms road: Lot No. 35, Wells Map.
Award
Assessment
A

of the delay on his neighbors as well as on himself.

You may see from the foregoing facts that in the majority of cases it is cheaper for the property owner to cede his land in the street to the city before commissioners are appointed rather than to bear the expense of condemnation expenses.

For further particulars apply to the Bureau of Information, Borough Hall, Bronx.

Obituary.

Obituary.

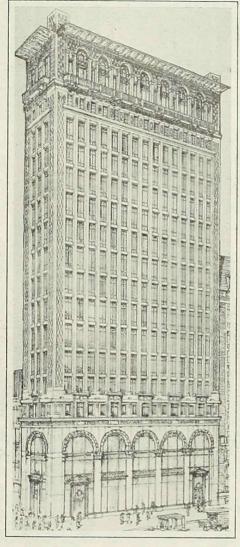
J. VAN DYKE CARD, prominent in real estate activities and president of the West End Association, died on Sunday evening at his residence, 248 West 73d street. The funeral service was on Wednesday morning. Mr. Card was born in New York in 1849 and was graduated from the Poughkeepse Military Academy. For many years he was engaged on his own account as a real estate agent and broker, carrying on a large business at 315 Columbus avenue. He was formerly a partner of William R. Ware and was intimately associated with Cyrus Clark in the latter's lifetime. He was an important factor in building up the upper West Side around which his activities centered, and he promoted a number of buildings. In his life and conduct he was the best tradition and practice of his chosen calling.

As president of the West End Association he occupied a very honored position. He was also a member of the board of trustees of the Franklin Savings Bank for over twenty years. His fellows say that "he was a man whose honesty of purpose was never doubted, whose personal character was beyond reproach, and whose personality endeared him to all with whom he came in contact." He leaves a wife, two sons and a daughter.

FIFTH AVENUE PLANS.

Fine Building to Rise at the Southwest Corner of 31st Street.

Detailed plans for the 18-story office building, with which it is proposed to replace the building now at 298 Fifth avenue, have been prepared by the architects, Davis, McGrath & Kiessling. The plot has a frontage of 30 feet on the avenue and 100 feet in 31st street, with a 74-foot extension adjoining the Hotel Walcott. It is owned by the Gilbert es-



Davis, McGrath & Kiessling, Architects. TO BE ERECTED FOR GILBERT ESTATE.

TO BE ERECTED FOR GILBERT ESTATE. tate and held by the Mauser Manufacturing Company under a lease running to 1933 at \$35,000 a year.

A deal is now pending by which a large Western firm will take several floors in the building to be erected. Although no definite confirmation of the report could be obtained from the agents, the Ernestus Gulick Company, it is understood that negotiations have been practically completed, and that the name of the prospective tenant will be announced in a few days. The deal is important in that it shows that this section of Fifth avenue below 34th street is still attractive to big retail firms, notwithstanding the general trend above 34th street. The building when completed will be one of the finest in the city in point of service, equipment and arrangement.

Board of Brokers' Dinner.

Board of Brokers' Dinner.

The sixteenth annual dinner of the Real Estate Board of Brokers of New York City was held last Saturday evening in the grand ball-room of the Waldoof-Astoria. About 700 guests were in attendance and the affair was one of the most successful ever held by the Board. Francis E. Ward acted as toastmaster. The other speakers were Irving Ruland, president of the Board; Job E. Hedges, a well-known lawyer; Arthur Brisbane, editor of the Evening Journal, and Edgar J. Levey, president of the Title Insurance Co. of New York. Much credit for the success of the dinner must be given to Elisha Sniffin, chairman of the dinner committee. The boxes surrounding the ball-room were filled with women relatives and friends of the dinners. A fine orchestral and vocal programme was provided by the management. A picture of the assemblage is printed elsewhere in this issue.

(For other real estate matters, see page



ANNUAL DINNER OF THE REAL ESTATE BROKERS, AT THE WALDORF-ASTORIA, JANUARY 13, 1912.

MUNICIPAL IMPROVEMENTS.

Public and Local Works Contemplated in the Greater City.

A Summary of the Proceedings of the Local Boards, the Board of Estimate, the Supreme Court and Various Commissions and Bureaus, Relating to Street and other City and Borough Improvements

Street and other City and Borough Improvements

The news collected here under the general head of Municipal Improvements is intended to be of service to property owners as well as contractors and brokers. It covers every measure looking toward a change in the City Map, toward the acquisition of title to real estate by the city or toward construction work, including the grading of streets, the laying of sewers, the building of schools, etc. Each such measure is acted upon by one or more—generally by several—official bodies before it becomes a valid ordinance. In these columns, the successive official acts pertaining to it are noted from the time it is introduced in a Local Board or in the Board of Estimate. Wherever public hearings on it are granted, the fact is also announced.

Municipal improvements may be divided

hearings on it are granted, the lact is also announced.

Municipal improvements may be divided into two classes—those that are paid for out of the general tax levy and those that are paid for wholly or in part by special assessments on the property owners benefited. The latter, which are the more important to real estate owners, originate in the Local Boards. However, every local improvement, except certain street improvements calling for an expenditure of not more than \$2,000, must be submitted to the Board of Estimate for authorization.

mitted to the Board of Estimate for authorization.

The news is classified and is printed in this order: Local Board Calendars, Local Board Resolutions, Proceedings of the Board of Estimate, Public Hearings, Assessments Due and Payable.

LOCAL BOARD CALENDARS

As regards the majority of city improvements, including all that call for special assessments, the Local Eoards are in a sense neighborhood legislatures. They have absolute authority over certain street improvements, costing not more than \$2,000. With respect to all other local improvements, they exercise full legislative functions, subject to approval by the Board of Estimate. The Board of Estimate seldom vetoes a measure coming from a Local Board. It is before the latter that the property owner should be most watchful to make himself heard concerning proposed improvements. When a Local Board resolution comes before the Board of Estimate, the presumption of expediency is on the side of the measure, as this has been adopted after open consideration by a body supposed to be familiar with local sentiment.

There are twenty-five Local Improvement Districts in the city, each with its Local Board. This is composed of the Borough President and of the Aldermen who represent the Aldermanic districts within the Local Improvement District. The Borough President's secretary acts as secretary of the several boards. Each board has jurisdiction over matters relating to two or more districts, the boards of the districts affected sit in common. The meetings are subject to call by the Borough President.

Local Board of Chester.

Local Board of Chester.

BOROUGH HALL, BRONX, JAN. 23, AT 8 P. M.

PATTERSON AV.—From Bronx river to Pugsley's creek, regulating and grading, building approaches, erecting fences where necessary, together with all work incidental thereto. Estimated cost, \$66,500, or about \$214.75 for a 25-ft. lot.

This estimate is based on a width of 100 ft. in excavation and of sixty (60) ft. on embankment, with all bluestone omitted. Pet. No. 523.

ARCHER ST.—Acquiring title to the la necessary, from White Plains rd to Storrow Pet. No. 530.

Van Nest av and Baker av. Pet. No. 522.

CROSEY AV.—Acquiring title to, from Eastern boulevard to Westchester av. Pet. No. 505.

DYRE AV.—Acquiring title to, from Boston rd to the north line of the City of New York. Pet. No. 515.

COMMONWEALTH AV.—To amend resolution of Local Board adopted May 8, 1911, for the paving with bituminous pavement, between Walker av and Westchester av, so as to provide only for the portion between Walker av and Merrill st. Pet. No. 302.

Local Board of Van Cortlandt.

BOROUGH HALL, BRONX, Jan. 23, AT 8.15 P. M.

EAST 193D ST.—Regulating, grading, setting curb stone, flagging the sidewalks a space 4 ft. wide, laying crosswalks, building approaches and erecting fences where necessary in and paving with bituminous pavement on a concrete foundation, the roadway, from Bainbridge av to Webster av, together with all work incidental thereto; said pavement being designated as Class "B" or preliminary pavement. Pet. No. 517.

EAST 166TH ST.—Regulating, grading, setting curb stones, flagging the sidewalks a space

4 ft. wide, laying crosswalks, building approaches, erecting fences where necessary, from Webster av to the property of the New York & Harlem Railroad. Pet. No. 519.

Harlem Railroad. Pet. No. 510.

MOSHOLU PARKWAY SOUTH.—Paving with sphalt blocks on a concrete foundation the boadway, from Briggs av to Van Cortlandt av, etting curb where necessary, together with all work incidental thereto. Said pavement is esignated under Chapter 546 of the Laws of 910 as Class "A" pavement. Pet. No. 521.

EAST 174TH ST.—Acquiring title to a plot fland required for the construction of a stairway to the Grand Boulevard and Concourse the south side of East 174th st and west of the Grand Boulevard and Concourse. Pet. No. 25.

way at the

the Grand Boulevard and Concourse. Pet. No. 525.

MOSHOLU PARKWAY NORTH.—Paving with asphalt blocks on a concrete foundation the roadway, from Webster av to Perry av, setting curb where necessary, together with all work incidental thereto. Said pavement is designated under Chapter 546 of the Laws of 1910 as Class "A" pavement. Pet. No. 527.

CONCOURSE.—Laying out an approach to the westerly side of the Concourse from the south side of East 174th st. Report and sketch attached to papers. Pet. No. 524.

SPUYTEN DUYVIL RD.—Laying out an extension, from its present terminus near Spuyten Duyvil station of the N. Y. C. & H. R. R., to Spuyten Duyvil in The Bronx to the Public Dock situated on the Hudson river. Said street to be 40 ft. in width and about 400 ft. long. Pet. No. 474.

EAST 166TH ST.—Acquiring title, from Brook av to Park av East. Pet. No. 518.

Local Board of Morrisania.

BOROUGH HALL, BRONX, JAN. 23, AT 8.45 P. M.

PROSPECT AV.—Regulating, regrading and paving with sheet asphalt on a concrete foundation the portions of the roadway, not already paved, between East 149th st and Crotona Park East, together with all work incidental thereto. Said pavement is designated under Chapter 546, Laws of 1910, as Class "A" pavement. Joint session of Crotona and Morrisania Districts. Pet. No. 528.

Pet. No. 528.

COSTER ST.—Paving with bituminous pavement from Lafayette av to Randall av on a concrete foundation, adjusting curb where necessary, and doing all work incidental thereto, in accordance with Chapter 546, Laws of 1910, Said pavement being designated as Class "A" or preliminary pavement. Estimated cost, \$8,000, or about \$63.25 for a 25-ft. lot. Pet. No. 516.

No. 516.

EDGEWATER RD.—Relocating on Sections 4 and 5 of the map of The City of New York, Edgewater rd, approximately 300 ft. from the bulkhead line of the Bronx river and East river and between Seneca av and Manida st. The Board of Estimate on Dec. 17, 1909, gave a hearing on the map submitted by the President of the Bronugh, dated Jan. 25, 1909, and referred it back to the President of the Bronugh with the suggestion of its Chief Engineer that the final map be submitted and the final position of the bulkhead line of the Bronx river be placed on the map. A notice was received Oct. 24, 1911, that the Acting Secretary of War on September 23, 1911, approved the new bulkhead line of the Bronx river, and a new tentative plan was prepared with correct bulkhead line of the Bronx river shown thereon. Pet. No. 451. No. 516. EDGEWATER

Local Boards of Morrisania and Crotona.

JOINT SESSION, BOROUGH HALL, BRONX, JAN. 23, AT 8.45 P. M.

PROSPECT AV.—Regulating, regrading and paving with sheet asphalt on a concrete foundation the portions of the roadway of Prospect av, not already paved, between East 149th st and Crotona Park East, and all work incidental thereto. Said pavement is designated under Chapter 546, Laws of 1910, as Class "A" pavement. Pet. No. 528.

Local Board of Crotona.

EOROUGH HALL, BRONX, JAN. 23. AT 9 P. M.

VYSE AV.—To amend Local Board resolution adopted Jan. 3, 1912, for paving with asphalt blocks on a concrete foundation the roadway of, from East 172d st to Boston rd, and setting curb where necessary, together with all work incidental thereto, so as to provide that the northerly limits of the improvement extend to East 177th st. Pet. No. 506,

MOHEGAN AV.—Paving wih asphalt blocks on a concrete foundation the roadway, from Southern Boulevard to East 182d st, setting curb where necessary, together with all work incidental thereto. Said pavement is designated as Class "A" pavement under Chapter 546 of the Laws of 1910. Estimated cost is \$16,000, or about \$150.75 for a 25-ft. lot. Pet. No. 520.

GARDEN ST.—Paving with asphalt blocks on a concrete foundation the roadway, from Crotona av to Southern Boulevard, setting curb where necessary, together with all work incidental thereto. Said pavement is designated under Chapter 546 of the Laws of 1910, as Class "A" pavement. Pet. No. 529.

HOE AV.—Paving with asphalt blocks on a concrete foundation the roadway, from East 173d st to Boston rd, setting curb where necessary, together with all work incidental thereto, said pavement is designated under Chapter 546, Laws of 1910, as Class "A" pavement. Pet. No. 529.

EAST 174TH ST.—Paving with asphalt blocks on a concrete foundation the roadway, from Boston rd to Bryant av, and paving with granite blocks on a concrete foundation East 174th st, from Bryant av to West Farms rd, setting curb where necessary, together with all work incidental thereto, said pavements being designated under Chapter 546 of the Laws of 1910 as Class "A" pavements. Pet. No. 532.

TRAFALGAR PL.—To rescind resolution authorizing construction of sewer, between 176th st and 175th st. Final authorization was granted by the Board of Estimate and Apportionment Dec. 14, 1911. Private sewer has been constructed. Pet. No. 436.

Local Board of Flatbush.

Local Board of Flatbush.

BOROUGH HALL, BROOKLYN, JAN. 24, AT 2.30 P. M.

BOROUGH HALL, BROOKLYN, JAN. 24, AT 2:30 P. M.

GRAVESEND AV.—To amend resolution of December 4, 1911, initiating proceedings to pave GRAVESEND AV with asphalt on concrete foundation from Av C to Church av, by excepting the portion of the roadway occupied by the railroad, and to make the amended resolution read as follows:

"To pave with asphalt on concrete foundation that portion of the roadway of Gravesend av not occupied by the railroad, from Av C to Church av."

GRAVESEND AV.—To amend resolution of December 4, 1911, initiating proceedings to pave GRAVESEND AV with asphalt on concrete foundation, from Church av to Fort Hamilton av, by excepting the portion of the roadway occupied by the railroad, and to make the amended resolution read as follows:

"To pave with asphalt on concrete foundation that portion of the roadway of Gravesend av not occupied by the railroad, from Church av to Fort Hamilton av."

MERMAID AV.—To construct sewers in Mermaid av, from West 24th st to West 37th st; in WEST 35TH ST, from Surf av to Mermaid av; in WEST 35TH ST, from Surf av to Mermaid av; in WEST 35TH ST, from Surf av to Mermaid av; in WEST 35TH ST, from Surf av to Neptune av; in WEST 31ST ST, from Surf av to Neptune av; in WEST 30TH ST, from Surf av to Neptune av; in WEST 30TH ST, from Surf av to Neptune av; in WEST 30TH ST, from Surf av to Neptune av; in WEST 30TH ST, from Surf av to Neptune av; in WEST 30TH ST, from Surf av to Neptune av; in WEST 30TH ST, from Surf av to Neptune av; in WEST 30TH ST, from Surf av to Neptune av; and in WEST 28TH ST, from Surf av to the north line of Neptune av.

SURF AV.—To construct sewers in SURF AV. from West 27th st to West 37th st; in WEST 32D ST, from Surf av to a point in the Atlantic Ocean approximately 900 ft. south of Surf av.; and in WEST 29TH ST, from Surf av to Mermaid av.

AV P.—To construct sanitary sewers and storm sewers in AV P, from East 9th st to East 17th st, and in EAST 16TH ST, from Av P to Kings Highway.

EAST 16TH ST.—To construct sanitary sewers and storm sewers in EAST 16TH ST, from Kings Highway to Av U.

South sewers in East 1011 St, from Kings Highway to Av U.

35TH ST.—To pave with asphalt on a concrete foundation from Church av to West st.

59TH ST.—To amend resolution of December 4, 1911, directing to grade to the level of the curb for a distance of two ft. inside of the building line and to slope the bank from that point at the rate of 1 to 1%, the lots lying on the north side of 59TH ST, bet. 12th and 13th avs, known as Nos. 51, 55, 58, 62 and 63, block 5704, and on the south side, known as Nos. 22, 23, 24, 30, 31, 32, 33, 34 and 38, block 5711, by providing for a slope of the banks at the rate of 1½ to 1, instead of 1 to 1%, and to make the amended resolution read as follows:

"To grade to the level of the curb for a distance of two ft, inside of the street line and to slope the bank from that point at the rate of 1½ to 1, the lots lying on the north side of 59th st, bet 12th and 13th avs, known as Nos. 51, 55, 58, 62 and 63, block 5704, and on the south side, known as Nos. 22, 23, 24, 30, 31, 32, 33, 34 and 38, block 5711."

77TH ST.—Construct a sewer bet 6th and 7th avs.

16TH AV.—Regulate, grade, etc., from 68th to 70th st.

BAY 23D ST.—Regulate, grade, etc., from Benson av to 86th st.

EAST 31ST ST.—To pave with asphalt on concrete foundation, from Snyder av to Tilden

20TH AV.—Regulate, grade, etc., from West st to 53d st.

20TH AV.—To pave with asphalt, on a con-rete foundation, from West st to 53d st.

WEST 3D ST.—Regulate, grade, etc., from Sheepshead Bay rd to Neptune av.

WEST 3D ST.—To pave, from Sheepshead Bay rd to Neptune av.

Local Board of Newtown.

BOROUGH HALL, LONG ISLAND CITY, JAN. 26, AT 10.30 A. M.

CYPRESS AV.—Regulating and paving with improved granite blocks with tar grouted joints on a concrete foundation, from Myrtle av to the Manhattan Beach division of the Long Island R. R., 2d Ward.

CAMELIA ST.—Regulating, etc., and paving with asphalt blocks on a concrete foundation the roadway, from Boulevard to Crescent st. 1st Ward.

WALTER ST.—To legally open, from Forest to Alden av, 2d Ward.

v to Alden av, 2d ward.

17TH AV.—To legally open, from Flushing v to Berrian av, 1st Ward.

19TH AV.—To legally open from Jackson av to the bulkhead line of the East river, 1st Vard

HAZEN ST.—To legally open, from Astoria av the bulkhead line of the East river, 2d Ward.

HULST ST.—Construction of a sewer, etc., from Greenpoint av to Anable av, 1st Ward.

NORMAN ST.—Regulating and paving with sheet asphalt, on a concrete foundation, from Wyckoff av to Cypress av, 2d Ward.

14TH AV.—Paving with asphalt block on a concrete foundation, the roadway from Vandeventer av to Flushing av, 1st Ward.

NOTT AV.—Regulating, grading, etc., and paving with granite blocks on a concrete foundation NOTT AV, from Vernon av to the east line of a marginal street as laid out by the Department of Docks and Ferries (about 700 ft. west of Vernon av), 1st Ward.

WOODWARD AV.—Regulate, grade, etc., from the B. R. T. Railroad crossing to Catalpa (Elm) av, 2d Ward.

DITMARS AV.—To legally open, from Old

av, 2d Ward.

DITMARS AV.—To legally open, from Old Bowery Bay rd to 43d st and from 51st st to Astoria av, 2d Ward.

16TH AV.—Protest against the resolution of the Newtown Local Board of November 10, 1911, initiating proceedings for paving with asphalt block on a concrete foundation the roadway of 16TH AV, from Broadway to Jamaica av, 1st Ward.

CATALRA AV.—Paving with sheet asphalt

CATALPA AV.—Paving with sheet asphalt on a concrete foundation, from Fresh Pond rd to Myrtle av, 2d Ward.

LOCAL BOARD RESOLU-TIONS.

The following petitions were acted upon at the meetings of the various Local Boards held this week in the different districts as indicated below.

Local Board of Washington Heights.

CITY HALL, MANHATTAN, JAN. 16.

NORTHERN AV.—Paving with asphalt block pavement on concrete foundation, curbing and re-curbing, from 177th st to 181st st. Adopted. Estimated cost, \$14,780; assessed valuation of property affected, \$807,500. The street is legally opened and has been regulated and graded. Sewers and gas mains have been laid and the water main is under contract.

215TH ST.—Storm and sanitary sewers, bet. Park Terrace East and the summit West, Adopted. Estimated cost, \$3,200; assessed valuation of property affected, \$283,000. The street is legally opened and outlet has been constructed. The proposed sewers has also been incorporated upon the drainage plan of the city.

incorporated upon the drainage plan of the city. 207TH ST.—Receiving basins at the southeast corner of 207th st and Post av. Adopted. Estimated cost, \$313; assessed valuation of property affected, \$91,000. The street is legally opened and outlet has been built. Not yet incorporated upon the drainage plan of the city. The petition for this basin also included one at the southwest corner of 207th st and 10th av. The report of the Chief Engineer of Sewers states that a basin is not necessary at that point.

Local Board of Kip's Bay.

CITY HALL, MANHATTAN, JAN. 16.

HEARING upon the application of Antonio Campione, through his attorney, Mr. Hobart S. Bird, made pursuant to Section 369 of the Ordinances, for consent to a license for a fruit stand at the corner of 16th st and Av A. such consent having been refused by the Alderman of the district. Application denied.

Local Board of Murray Hill.

CITY HALL, MANHATTAN, JAN. 16.

82D ST.—Repair of sidewalk on the south side, commencing at Madison av and running easterly about 200 ft. Adopted. Estimated cost, \$468; assessed valuation of property affected, \$1,050,000. The property affected is owned and occupied by the Sisters of Mercy and the complaint as to the condition of the sidewalk is made by Dr. S. Bookman, 46 East \$2d st.

Local Board of the Heights.

BOROUGH HALL, BROOKLYN, JAN. 12.

BOROUGH HALL, BROOKLYN, JAN. 12.

NAVY ST.—To lay cement sidewalks from the curb to a line 8 ft. from and parallel with it on the east side of Navy st, bet. Tillary st and Park av, in front of lots 2, 3, 4, 5 and 6, block 2034; and on the north side of Tillary st, bet. Navy and Raymond sts, in front of lots 1, 18, 19, 20, 21 and 22, block 2034, at the expense of the owner or owners of said lots. Estimated cost, \$320; assessed valuation, \$19,500. Laid over to the next meeting.

PRINCE ST.—To enclose with a board fence 6 ft. high the lots lying on the east side of Prince st, bet. Concord and Tillary sts, known as No. 24, and a portion of No. 19, in Block 123, at the expense of the owner or owners of said lots. Estimated cost, \$40; assessed valuation, \$12,000. Adopted.

MARSHALL ST.—Closing and discontinuing bet. Hudson av and Gold st. Laid over to the next meeting.

Local Board of Bedford.

BOROUGH HALL, BROOKLYN, JAN. 12.

MADISON ST.—To enclose with a board fence of ft. high the lot lying on the north side of Madison st, bet. Ralph and Howard avs, known as No. 56, Block 1481, at the expense of the owner or owners of said lot. Estimated cost, \$15; assessed valuation, \$4.800. Denied.

PUTNAM AV.—To rescind resolution of July 10, 1911, directing that the open portion of lot lying on the southeast corner of Putnam and Howard avs, known as No 6, block 1486, be enclosed with a board fence 6 ft. high, at the expense of the owner or owners of said lot. Estimated cost, \$40; assessed valuation \$16,000. VAN BUREN ST—To law south as 12.

Adopted.

VAN BUREN ST.—To lay cement sidewalks 5 ft. in width on the south side of Van Buren st, bet. Stuyvesant and Lewis avs, in front of lots known as Nos. 34, 35, block 1615, and on the north side of Van Buren st, bet. Stuyvesant and Lewis avs, in front of lots known as Nos. 53 and 35, in block 1610, at the expense of the owner or owners of said lots. Total estimated cost, \$190; total assessed valuation, \$30,175. Laid over to the next meeting.

ROEBLING ST.—To regulate and grade, set or reset curb on concrete foundation, lay cement sidewalks and pave with asphalt on concrete foundation Roebling st, as widened, from Broadway to Division av; the triangular public place at the intersection of Division and Lee avs, and Taylor st, as widened, from Lee av to Bedford av. Adopted, with recommendation that the roadway be 70 ft. wide and the sidewalk on each side be 15 ft. wide.

walk on each side be 15 ft. wide.

LITTLE NASSAU ST.—To construct sewer basins on Little Nassau st, at the southeast corner of Taaffe pl, and on the southeast and southwest corners of Kent av, at the expense of the owner or owners of the lots fronting on the portions of the streets draining into said basins. Estimated cost, \$600; assessed valuation, \$271,670. Adopted.

Local Board of Flatbush.

BOROUGH HALL, BROOKLYN, JAN. 12.

MONTGOMERY ST.—To construct a sewer, bet. Nostrand and New York avs. Adopted.

AV K.—To construct a sewer basin at the southwest corner of Av K and East 19th st, at the expense of the owner or owners of the lots fronting on the portions of the streets draining into said basin. Estimated cost, \$180; assessed valuation, \$60,390. Adopted.

WEST ST.—To construct a sewer, from Church av to 35th st. Adopted.

ERASMUS ST.—To regulate, grade, etc., bet. Nostrand and Rogers avs. Adopted.

ERASMUS ST.—To pave with asphalt on concrete foundation, from Nostrand av to Rogers av. Adopted.

59TH ST.—To construct a sewer basin at the

concrete foundation, from Nostrand av to Rogers av. Adopted.

59TH ST.—To construct a sewer basin at the east corner of 59th st and 14th av, at the expense of the owner or owners of the lots fronting on the portions of the streets draining into said basins. Estimated cost, \$200; assessed valuation, \$34,160. Adopted.

DITMAS AV.—To regulate, grade, set cement curb and lay cement sidewalks where necessary, from Ocean parkway to East 9th st, and to pave with asphalt on concrete foundation from Ocean parkway to Coney Island av. Laid over until the next meeting.

DITMAS AV.—To construct sewer basins at the southeast and southwest corners of Ditmas av and East 7th st, and at the southwest corner of Ditmas av and East 8th st, at the expense of the owner or owners of the lots fronting on the portions of the streets draining into said basins. Estimated cost, \$500; assessed valuation, \$176,050. Adopted.

51ST ST.—To pave with asphalt on concrete foundation, from 13th av to 16th av. Adopted. UNION ST.—To regulate, grade, set cement curb, lay cement sidewalks and pave with asphalt on concrete foundation, from Troy av to Schenectady av, where not already done. Adopted.

53D ST.—To pave with asphalt on concrete

53D ST.-To pave with asphalt on concrete foundation, from 18th av to 19th av. Adopted.

foundation, from 18th av to 19th av. Adopted.

LOUISA ST.—To construct a sewer, from Chester av to 36th st. Adopted.

LOUISA ST.—To regulate, grade, set cement curbs, lay cement sidewalks and pave with asphalt on concrete foundation, from Chester av to 36th st. Adopted.

CHESTER AV.—To construct a sewer, from Louisa st to Fort Hamilton parkway. Adopted.

36TH ST, OLD NEW UTRECHT RD.—To regulate, grade, set cement curbs and lay cement sidewalks on 36TH ST, from Fort Hamilton parkway to West st, and also on OLD NEW UTRECHT RD, from Church av and 36th st to 14th av. Adopted.

36TH ST.—To construct a sewer, from Fort Hamilton parkway to Church av. Amended so as to read "To construct a sewer in 36th st, from Fort Hamilton parkway to 12th av." Adopted as amended.

14TH AV.—To regulate, grade, set ceme curb and lay cement sidewalks from Church to 39th st. Adopted.

35TH ST.—To regulate, grade, set cement curb and lay cement sidewalks from Church av to West st. Adopted.

EAST STH ST.—To set cement curbs, where ecessary, and pave with asphalt on concrete bundation, from Ditmas av to 18th av. Ad-

CATON AV.—To set cement curb where nec sary and pave with asphalt on concrete found tion, from Ocean parkway to East 5th

72D ST.—To amend resolution of Feb. 20, 1908, initiating proceedings to pave 72d st with asphalt on concrete foundation, bet. 14th and 16th avs, by excluding therefrom that portion bet. New Utrecht and 16th avs, the amended resolution to read as follows:
"To pave 72d st with asphalt on concrete foundation, from 14th av to New Utrecht av." Adopted.

TROY AV.—To enclose with a board fence 6 ft. high the lot lying on the southwest corner of Troy av and Pacific st, known as No. 38, block 1340, at the expense of the owner or owners of said lot. Estimated cost, \$85; assessed valuation, \$7,500. Adopted.

GRAVESEND NECK RD. SHEEPSHEAD BAY RD, AV W, EAST 12TH ST, JEROME AV and AV Z.—To open GRAVESEND NECK RD, from Yan Sicklen st to Ocean av, excluding the rights-of-way of the Brooklyn and Brighton Beach Railroad and of the Lond Island Railroad; SHEEPSHEAD BAY RD, from Gravesend Neck rd to Emmons av, excluding the rights-of-way of the Brooklyn and Brighton Beach Railroad, and of the Long Island Railroad; AV W, from Ocean parkway to the junction of Gravesend Neck rd and Sheepshead Bay rd; EAST 12TH ST, from Gravesend Neck rd to Av W; JEROME AV, from East 17th st to Sheepshead Bay rd; Adopted.

KINGS HIGHWAY.—To construct storm and sanitary sewers, from Coney Island av to East 16th st. Adopted.

PROCEEDINGS OF THE BOARD OF ESTIMATE.

All city improvements, whether public or local, come before the Board of Estimate for authorization. The board invariably grants one or more public hearings on every measure. The hearings are noted in advance in another column under the general head of Public Hearings. In the present column are noted the resolutions passed by the board concerning public or local improvements:

MANHATTAN.

RIGHTS TO STREETS—Recommended that the franchise rights, in the streets of the Holmes Electric Protective Co., American District Telegraph Co. stock quotation Telegraph Co. and Fred'k Pearce Co., be acquired by petition through properly incorporated companies.

Adopted.

RIGHTS TO STREETS—Petition of the Manhattan Fire Alarm Co., Automatic Fire Alarm Co. and the National District Telegraph Co. for franchises to construct, maintain and operate wires and other connections in the streets and avenues for the purpose of maintaining electric signal service; the Manhattan Co. throughout the entire city; and, the Automatic Co. in Manhattan and Brooklyn. Adopted.

RIGHTS TO STREETS Propert of the Please.

matic Co. in Manhattan and Brooklyn. Adopted.
RIGHTS TO STREETS—Report of the Electric Protection Co. of New York relative to granting a franchise to construct, maintain and operate electrical wires, etc., under streets of Manhattan and that part of the Bronx West of Bronx river for the purpose of maintaining and operating burglary and fire alarm systems for the protection of the premises of subscribers. Filed.

12TH AV.—Franchise granted to construct, maintain and operate a loop terminal in 12th AV and in 129TH ST. Filed.

AV and in 129TH ST. Filed.

ROSE ST.—Consent granted to install, maintain and use a 16-inch pipe under and across ROSE ST, south of Duane st, connecting premises 32 and 33, for the purpose of conveying water, steam and electric current. Filed.

WEST 145TH ST.—Recommended that the N. Y. City Interborough Railway Co. consents from property owners to construct and operate a railway in WEST 145TH ST., from Lenox av to Broadway be accepted by the city and that the company be notified of the dates for commencement and completion of construction. Adopted.

MANHATTAN BRIDGE.—Petition for fran-

commencement and completion of construction. Adopted.

MANHATTAN BRIDGE.—Petition for franchise to construct, maintain and operate a double track street surface railway by an overhead trolley from Canal st and Bowery, Manhattan, along Canal st, the Manhattan Bridge and its approaches to Brooklyn; thence along bridge property to Nassau st, to Flatbush av extension to a point at or near Flatbush av and Fulton st. Laid over for three weeks, on suggestion of the Comptroller, when the company must appear, prepared to argue the points of the amended offer to operate cars from Flatbush and Atlantic avs, Brooklyn, across the bridge to and across Manhattan to the North River. A communication from the Public Service Commission for the 1st District regarding a certificate of public convenience and necessity for the railway was filed.

LEXINGTON AV SUBWAY.—Approval of the award of contract for construction of section 3, route 5 of the LEXINGTON AV SUBWAY, extending in BROADWAY, from Howard st, to a point bet Houston and Bleecker sts, to the Underpinning & Foundation Co.; also, the authorization of \$2,295,086.59 corporate stock to provide means for the execution of the contract. Adopted.

CORPORATE STOCK.—Communication from the Public Service Commission requesting authorized and contract for Communication from the Public Service Commission requesting authorized and commi

tract. Adopted.

CORPORATE STOCK.—Communication from the Public Service Commission requesting authorization of \$100,000 corporate stock for the acquisition of real estate or interests therein for the construction and operation of the Manhattan-Bronx Rapid Transit R. R. Referred to the Corporate Stock Budget Committee.

DUMP.—Requests of the Street Cleaning Commissioner for the issue of \$7,000 corporate stock, for the construction of a DUMP on the East River, bet East 72d and East 73d st. Referred to Corporate Stock Budget Committee.

COURT HOUSE SITE.—Report of the Corporate Stock Budget Committee.

COURT HOUSE SITE.—Report of the Corporate Stock Budget Committee submitting for consideration the proposed site for the New York County Court House, immediate steps to be taken. Adopted. The site is the proposed one near the new Municipal Building.

125TH ST.—Report of the Comptroller recommending approval of the form of contract, location map, specifications, and estimate of cost (\$30,000) for hauling and laying water mains, etc., north of 125th st. Adopted.

WATER FRONT.—Approval of the reports of the Comptroller of the form of the amended contract, etc., and cost (\$18,750) for dredging 25,000 cubic yards of hard material along the water front in the five boroughs under the jurisdiction of the Department of Docks and Ferries. Adopted.

WEST 135TH ST.—Approval of Comptroller's recommending form of contract, etc.

Ferries. Adopted.

WEST 135TH ST.—Approval of Comptroller's report recommending form of contract, etc., for building a new pier and repairing the crib bulkhead at the foot of WEST 135TH ST., North River, and for depositing riprop, etc., at a total cost of \$74,375. Adopted.

FIRE EUILDINGS.—Amendment of 20 resolutions adopted June 3, 1910, authorizing the issue of corporate stock for the erection of buildings for use of the Fire Department, etc. Adopted.

COMMISSION ON CITY PLAN.—Resolution

Adopted.

COMMISSION ON CITY PLAN.—Resolution from the president of Manhattan providing for a committee of the Board of Estimate to prepare a plan and draft a bill for the creation of a Commission on City Plan. A committee of three members was appointed to consider the general advisability of creating such a commission, which would logically hold an ad-

visory relation to the Board of Estimate in matters affecting the general plan of the city.

BRONX.

EAST 174TH ST.—Changing the grade bet Southern Boulevard and West Farms rd, to-gether with a corresponding adjustment in the grades of intersecting streets. Laid over for one week.

EAST 174TH ST.—Acquiring title to the lands, etc., required for widening from Southern Boulevard to West Farms rd. Laid over for one week.

Boulevard to West Farms rd. Laid over for one week.

MARION AV.—Communication of the Borough President requesting amendment of the resolution of the Board on Nov. 2, 1911, granting final authorization for paving MARION AV, from East 189th st to Fordham rd, for the reason that the name of East 189th st has been changed to East 188th st, from the intersection of Fordham rd to the west side of Webster av. Communication was withdrawn.

MORRIS AV.—Report of Comptroller recommending amendment of resolution adopted Oct. 19, 1911, authorizing the acquisition, at private sale, at a price not exceeding \$20,000 of the property at the northeast corner of Morris av and East 162d st, as a site for a Carnegie Library. Adopted.

PUBLIC SCHOOL NO. 45.—Report of the Comptroller approving plans, etc., for installing heating and ventilating apparatus in Public School No. 45, at a total cost of \$43,500. Adopted.

HUTCHINSON RIVER BRIDGE.—Providing one week.
MARION

Ing Reading and ventilating apparatus in Public School No. 45, at a total cost of \$43,500. Adopted.

HUTCHINSON RIVER BRIDGE.—Providing means for payment of the bill of costs and expenses of the commissioners in matter of acquiring title to lands, etc., required for the construction of the bridge over HUTCHINSON RIVER on the line of the Boston rd. Adopted.

STREET RAILWAYS.—Application for an extension of time in which to complete construction of street surface railways as extensions to its existing system as follows:

Hunts Point rd, from Randall av to Long Island Sound; Randall av, from Hunts Point rd to the Bronx River; Tremont av, from Westchester Creek to Locust Point; Muscoota st, from Broadway, Borough of Manhattan, to Kingsbridge rd, Borough of The Bronx. Adopted.

FRANCHISE.—Public hearing on the form of contract for a change in the main line of the route of the New York, Westchester & Boston Railway Co., from that described in contract dated January 29, 1909, between the south terminus of the road and the Harlem River and a point bet 134th to 135th sts, east of Willow av. Time extended 3 months.

BROOKLYN.

WATER MAINS Penert of Compitation in Public Public Reading Contraction of States and Compitation France.

BROOKLYN.

BROOKLYN.

WATER MAINS.—Report of Comptroller recommending approval of plans, contract, etc., for furnishing, delivering and laying water mains, etc., in various streets of Brooklyn, at a total estimated cost of \$88,000. Adopted.

PUBLIC SCHOOL, NO. 174.—Report of Comptroller recommending approval of form of contract, plans, etc., for general construction work, plumbing and drainage, at a total estimated cost of \$270,000 in new Public School 174.

QUEENS.

PIER ST.—Closing and discontinuing bet River st and the East river. Adopted.

FIRE DEPARTMENT SITE.—Report of the Comptroller, recommending that resolution adopted December 7, 1911, authorizing the acquisition at private sale at a price not exceeding \$2,800 of property on the northeast corner of 16th st and 7th av, Whitestone, as a site for the use of the Fire Department, be resoined, and that a new resolution be adopted authorizing the acquisition of property on the southeast corner of 17th st and 7th av, Whitestone, for the reason that the vendor prefers to convey according to the description in her deed, which differs from the description in the resolution adopted by the Board on December 7, 1911. Resolution for adoption rescinding resolution of December 7, 1911; resolution for adoption authorizing acquisition of site. Both adopted.

WATER MAIN.—Report of the Comptroller.

adoption authorizing acquisition adopted.

WATER MAIN.—Report of the Comptroller, recommending approval, pursuant to resolution adopted July 17, as amended August 31, 1911, of the form of contract, plans and specifications, and estimate of cost (\$150,000), for furnishing, delivering and laying a 30-inch water main and appurtenances in the 3d Ward. Adopted.

PUBLIC HEARINGS.

PUBLIC HEARINGS.

One or more hearings are granted in connection with all proposed improvements. In the case of local improvements, the first hearing is by the Local Board. Such hearings are noted in this news department of the Record and Guide under the general head of Local Board Calendars. Hearings by all other bodies are noted in the present column.

In acquiring title to land for streets, sewers, parks, approaches to bridges, etc.. condemnation proceedings are commonly resorted to. A proceeding having been authorized by the Board of Estimate, the Corporation Counsel makes application to the Supreme Court for the appointment of three commisioners. If the cost of the land is to be paid wholly or in part by property owners benefited, the commissioners are known as commissioners of estimate and assessment. They hold their meetings at the Bureau of Street Openings, a clerical and legal organization under the supervision of the Corporation Counsel charged with the management of all legal proceedings which involve awards for damages or assessments for benefit to land.

If the cost of the land is to be paid by the city as a whole, as in the case of school sites, dock property, etc., the commissioners are known as commissioners of estimate and appraisal, whose place of meeting is at 258 Broadway.

In the case of assessments for local improvements of a physical nature which do not have to be confirmed by a court of record, the assessments come before three permanent commissioners appointed by the Mayor. They constitute the Board of Assessors, which has to do with assessments in such improvement as the regulating and grading of streets, the laying of sewers, etc.

By the Board of Assessors.

320 BROADWAY

320 BROADWAY.
PROPOSED ASSESSMENTS.
The following proposed assessments have been completed and are lodged in the office of the Board of Assessors for examination by all persons interested. All persons whose interests are affected and who are opposed to the assessments are requested to present their objections, in writing, to the Secretary of the Board of Assessors. 320 Broadway, Manhattan, on or before Feb. 13, at 11 a. m., at which time and place objections will be heard and testimony taken.

BRONX.

WEBSTER AV.—Laying cement sidewalks on the east and west sides, from Mosholu Parkway South to Mosholu Parkway North. Area of assessment: Block 3325. Lots 4 and 5. List 9147

CARPENTER AV.—Temporary sewer bet. East 242d st and the north boundary line of the city. Area of assessment: Lots 30, 33, 34 and 35, of Penfield map. List 2218.

QUEENS.

DITMARS AV.—Regulating, grading, etc., from Steinway av to Shore rd, 1st Ward.

5TH AV.—Regulating, grading, etc., and paving, bet. Jackson and Pierce avs, 1st Ward.

LAWRENCE ST.—Regulating and grading, bet. Wolcott and Winthrop avs. 1st Ward.

NOTE:—The area of assessment in each of the above Queens proceedings extends to within one-half the block at the intersecting streets.

BROOKLYN.

BAY 11TH ST.—Curbing and flagging, from 86th st to Benson av. List 2179.

EMMONS AV.—Flagging the south side, from the line of the Brighton Beach R. R. to a point 75 ft. east of Coyle st. List 2187.

5TH AV.—Grading lot on the west side, bet. 61st and 62d sts. Affecting lot 42, block 5791. List 2188.

List 2188.

14TH AV.—Curbing and flagging bet. 79th and 86th sts. List 2196.

73D ST, ETC.—Flagging 73D ST, bet. 5th and 6th avs. and the north side of AV C, bet. Flatbush and Ocean avs. and the north side of SOUTH 3D ST, bet. Hewes and Cooper sts. List 2198.

List 2198.

VANDERBILT ST, ETC.—Flagging VANDERBILT ST, bet. Prospect av and 18th st; north side of EMMONS ST, bet. East 27th st and Leonard av; south side of PACIFIC ST, bet. Saratoga and Hopkinson avs; east side of SACKMAN ST, bet. Somers and Truxton sts; ABERDEEN ST, bet. Bushwick av and the borough line; west side of ASHFORD ST, bet. Fulton st and Atlantic av. List 2204.

TILLARY ST.—Grading Lot 59, Block 122, in TILLARY ST, bet Gold and Prince sts. List

NOTE.—The area of assessment in each of the above Brooklyn proceedings, unless otherwise stated, is both sides of the street and to one-half the block at the intersecting streets.

By Com'rs. of Estimate and Assessment. BUREAU OF STREET OPENINGS. 90 WEST BROADWAY MONDAY, JANUARY 22.

BLONDELL AV.—Opening, from Barlow st to Westchester av; 12 m.

Westchester av; 12 m.

OLMSTEAD AV.—Opening, bet. Protectory av and the bulkhead line of Pugsley's Creek; ODELL ST, bet. Unionport rd and Protectory av; and of PURDY ST, bet. Westchester and Protectory avs; 3 p. m.

PARKER ST.—Assessment, from Protectory to Wellington avs; 3.45 p. m.

BUENA VISTA AV.—Assessment, from its junction with Haven av at or near W 171st st to W 176th st; WEST 172D ST; WEST 173D ST, from West Washington to Buena Vista avs; 2 p. m.

WHITE PLAINS RD.—Closing, from the

avs; 2 p. m.

WHITE PLAINS RD.—Closing, from the northern boundary of the city to Morris Park av; 10 a. m.

NORTH ST.—Opening, bet. Jerome av and Aqueduct av East; 2 p. m.

TREMONT AV.—Opening, from the eastern end of the proceeding now pending on that avenue at the Eastern blvd to Fort Schuyler rd; 2 p. m.

rd; 2 p. m.

CRESTON AV.—Closing, from Tremont av to Minerva pl; 9.30 a. m.

ERONX BLVD.—Opening, from Old Boston Post rd to E 242d st; 11 a. m.

TUESDAY, JANUARY 23.

WEST 235TH ST.—Opening, from Spuyten Duyvil parkway to Riverdale av; WEST 236TH ST, from Cambridge to Riverdale avs; CAMBRIDGE AV, from West 234th st to W 236th st; 3 p. m.

ROSEWOOD ST—Orening from Brony blyd.

st; 3 p. m.

ROSEWOOD ST.—Opening, from Bronx blvd to White Plains rd and from White Plains rd to Cruger av; 3 p. m.

ST. LAWRENCE AV.—Opening, COMMON-WEALTH AV; ROSEDALE AV; NOBLE AV; CROES AV; and FTELEY AV, from Westchester av to Clasons Point rd; 10.45 a. m.

PARKER ST.—Opening, from Protectory to Wellington avs; 3.45 p. m.

LACOMBE AV.—Assessment, RANDALL AV, from the bulkhead line of the Bronx River to the bulkhead line of Westchester Creek; COMMONWEALTH AV, from Patterson to Lacombe avs; 1 p. m.

WEDNESDAY, JANUARY 24.

KINSELLA ST.—Opening, bet. Matthews st and Bear Swamp rd; and of VAN NEST AV, bet. West Farms and Bear Swamp rds; 11 a. n.

HAVEMEYER AV.—Opening, bet, Lacombe and Westchester avs; 2 p. m.

PUBLICITY TALKS

Written for The Record and Guide

The architect specifies the goods—sometimes he does the buying. The contractor or builder buys the goods—sometimes he prepares the designs. The owner sometimes designs, specifies, builds and buys. The manufacturer sells the goods to the architect, contractor, builder or owner, irrespective of who does the specifying or buying.

Architects read the Record and Guide. Contractors and builders read the Record and Guide. Owners read the Record and Guide.

If the manufacturers of the materials specified or bought by architects, contractors and owners used the Record and Guide to tell the story of the particular line of building material they market, the fact that the manufacturers so farsighted would stand the best chance of receiving the orders placed is so obvious that it hardly needs pointing out.

Strange as it may seem, some manufacturers are so short-sighted they cannot see what is apparent to every one else. If the manufacturer of building material who is constantly complaining about poor business will, after he has read this announcement, just stop long enough to analyze it, he will, if he is a real, live business man, write and ask for our advice.

We can tell him what to do—how to secure his share of the Metropolitan market orders. They are here to secure. Someone is securing them daily. New buildings are going up with a rapidity that is startling.

(Continued on following page.)

Defective

Titles to Real Estate may cause financial loss to innocent purchasers, but Titles insured by this Company are absolutely protected against defects as well as loss or litigation.

Lawyers Title Insurance & Trust Company

Capital \$4,000,000

Surplus, \$5,500,000

160 Broadway, Manhattan 151 West 125th St., Manhattan 500 Willis Avenue, Bronx

188 Montague St., Brooklyn 1354 Broadway, Brooklyn 375 Fulton St., Jamaica

(Continued from previous page.)

The material that goes into these buildings comes here from somewhere. It don't grow here. It don't just happen to be here at the time. It is here because someone was far-sighted enough to be planning day in and day out to get that business. The Record and Guide goes every Saturday into the offices of the architects, contractors, builders and owners who are responsible for this buying. And it is read, not thrown away.

The advertising rates are low for the quantity of circulation; quality considered, they are very low. Address the RECORD AND GUIDE, 11 E. 24th St., N.Y.

THURSDAY, JANUARY 25.

THURSDAY, JANUARY 25.
GRAND AV.—Opening, from Burnside av to Fordham rd; of WEST 180TH ST. from Aqueduct av East to Davidson av; and of AQUEDUCT AV EAST, from W 180th st to W 184th sts; 3.45 p. m.

McGRAW AV.—Opening, bet. Beach av and Unionport rd; 1 p. m.

WHITE PLAINS RD.—Opening, from West Farms rd to the bulkhead line of the East River; 2 p. m.

By the Supreme Court.

APPLICATION FOR APPOINTMENT OF COM-MISSIONERS.

BRITTON ST. BRONX.—Acquiring title to the lands, etc., required for opening and extend-ing, from Bronx Park East to White Plains rd, 24th Ward. Application will be made to Special Term, part 3, of the Supreme Court, on Jan. 25, for the appointment of commissioners of estimate and assessment.

50TH ST., ETC., QUEENS.—Acquiring title to the lands, etc., required for opening and extending 50TH ST, from Astoria av to Polk av: and 51ST ST, from the bulkhead line of Flushing bay to a point 100 ft. south of Polk av. and from Corona av to Queens Boulevard, 2d Ward. Application will be made to a Special Term of the Supreme Court for the hearing of motions, in the County Court House, Brooklyn, on Jan. 24, for the appointment of commissioners of estimate and assessment.

EXAMINATION OF COMMISSIONERS.

POSTON RD. BRONX (Unofficial name).—Acquiring title to the lands, etc., required for opening and extending bet White Plains rd and the north line of the city in the 24th Ward. Frank A. Spencer, Jr., will attend Special Term, part 2, of the Supreme Court, Manhattan, on Jan. 29, to be examined as to his qualifications to act as commissioner of estimate in the above proceeding in place of Robt. Wallace, deceased.

BILLS OF COST.

BILLS OF COST.

LAWRENCE ST, QUEENS (Unofficial name).

—Acquiring title to the lands, etc., required for opening and extending from Flushing av to Winthrop av, 1st Ward. The bill of costs will be presented to a Special Term of the Supreme Court for the hearing of motions, at the County Court House, Brooklyn, on Jan. 29, at 10 a. m.

NOTICE TO PRESENT CLAIMS.

All persons having any claim on account of the following proceedings must present same in writing to the commissioners of estimate in each case by Jan. 26, at 166 Montague st, Brooklyn, and they will hear personal testimony in each proceeding on the date and at the hour indicated after each one:

the hour indicated after each one:

BROOKLYN.

TERRACE PL.—Acquiring title to the lands, etc., required for opening and extending from 17th st to Coney Island av, 22d and 29th Wards, Jan. 29, at 3:30 p. m.

EAST 45TH ST, ETC.—Acquiring title to the lands, etc., required for opening and extending EAST 45TH ST, EAST 46TH ST, SCHENEC-ADY AV, EAST 4STH ST, and EAST 49TH ST, from Flatlands av to Flatbush av, 32d Ward. Jan. 30, at 3:30 p. m.

QUEENS.

QUEENS.

All persons having any claim on account of the following proceedings must present same, in writing to the commissioners on or before Jan. 23, at the Municipal Bullding, Long Island City; and, the commissioners will hear all such parties, in person, on Jan. 25, at 2 p. m., in the first mentioned proceeding and on Jan. 25, at 3 p. m., in the second:

NAGY ST.—Acquiring title to the lands, etc., required for opening and extending bet Metropolitan av and Grand st, 2d Ward.

SHERMAN ST, ETC.—Acquiring title to the lands, etc., required for opening and extending SHERMAN ST, from 14th st to Grand av; and MARION ST, from 14th st to Ridge st, 1st Ward.

DITMARS AV, ETC.—Acquiring title to the lands, etc, required for opening and extending DITMARS AV, from 43d st to Astoria av; and, 43D ST, from Ditmars av to the bulkhead line of Flushing Bay, 2d Ward.

All persons having claims on account of the foregoing must present same, in writing, to the commissioners of estimate at the Municipal Building,, Long Island City on or before Jan. 25; and, they will hear all such parties, in person, on Jan. 29, at 10 a. m., same address.

ASSESSMENTS PAYABLE.

The Comptroller gives notice to all persons affected by the following improvements that the assessments for the same are now due and payable. Unless paid on or before the date mentioned interest will be charged at the rate of 7 per cent. per annum from the date when such assessments become liens to the date of payment

MANHATTAN.

MANHATTAN.

WEST 32D ST.—Restoring asphalt pavement in front of No. 138. Area of assessment: Lot 62, block 807. March 13.

WEST 178TH ST and WEST 179TH ST.—Opening from Haven av to Buena Vista av and BUENA VISTA AV, opening from West 181st to south line of West 176th st, extending west, 12th Ward. Area of assessment: Obtainable at the Bureau of Assessments and Arrears, 280 Broadway. March 12.

BRONX.

TRIANGLE.—Regulating, grading, etc., in the TRIANGLE lying bet Lafontaine av and Quarry rd, north of the south line of Oak Tree pl. 24th Ward. Area of assessment: Both sides of Lafontaine av, bet East 181st st and Quarry rd, and to the extent of one-half the block at the intersecting streets; also, blocks 3063 and 3064. March 13.

BROOKLYN.

BOWNE ST.—Paving bet Van Erunt and Richards sts, 12th Ward. March 13.

HOWARD AV.—Paving. bet St. Johns pl and Eastern Parkway, 24th Ward. March 13.

JUNIUS ST.—Regulating, grading, etc., from Belmont av to Blake av, 26th Ward. March 13.

MH FORD ST.—Regulating St.—Ward. March 13.

13.
MILFORD ST.—Paving, bet Glenmore and Pitkin avs. 26th Ward. March 13.
SHEPHERD AV.—Paving, bet Glenmore and Pitkin avs. 26th Ward. March 13.
NOTE: The area of assessment in each of the above Brooklyn proceedings embraces both

sides of the street bet the points named, as well as extending to within- one-half the block at the intersecting streets.

as extending to within one-hair the block at the intersecting streets.

SEWER in GRAVESEND AV, from Av C to Foster av, except that portion already built in Gravesend av on the west side, from Webster av north about 114 ft., and OUTLET SEWER in AV D (Cortelyou rd), from Gravesend av to East 2d st and in DITMAS AV, from Gravesend av to East 2d st, and in AV F, from Gravesend av to East 2d st, and in AV F, from Gravesend av to East 2d st, 29th Ward. Area of assessments: Block 5344 to 5353, inclusive; 5363 to 5370, inclusive; 5381 to 5385, inclusive; 5394, 5395, 5407, 5408, 5415, 5419, 5422, 5426, 5439 to 5441, inclusive, and 5452. March 13.

BAY RIDGE AV.—Regulating, grading, etc., bet 15th and New Utrecht avs, 30th Ward. Area of assessment: Both sides, from 15th av to New Utrecht av and to the extent of one-half the block at the intersecting streets. March 13.

15TH AV.—Regulating, grading, etc., bet 60th and 64th sts, omitting that portion occupied by the bridge over the Long Island R. R. Area of assessment: Both sides of 15th av, from 60th to 64th st and to the extent of one-half the block at the intersecting streets. March

59TH ST.—Sewer, bet 11th and 12th avs, and 13TH AV, sewer bet 59th and 60th sts, 30th Ward. Area of assessment: Blocks 5703, 5704, 5705, 5710, 5711 and 5712. March 13.

76TH ST.—Regulating and grading bet 1st and 2nd avs, and curbing and flagging bet the same points omitting that portion bet a point 100 ft. east of 1st av and a point 180 ft. east of 1st av and a point 180 ft. east of 1st av, 30th Ward. March 13.

12TH AV.—Regulating, grading, etc, from 75th to 79th st, 30th Ward. March 13.

12TH AV.—Regulating, grading, etc, bet 79th and 82d sts, 30th Ward. March 13.

20TH AV.—Regulating, grading and paving bet Bath and Cropsey avs, 30th Ward. March 13.

70TH ST.—Regulating, grading, etc, bet 15th and New Utrecht avs, 30th Ward. March 13. HUBBARD PL.—Regulating, grading, etc, bet Flatbush av and East 40th st. 30th Ward. March 13.

NOTE.—The area of assessment in each of the last six mentioned proceedings is both sides of the street bet the points named, as well as to the extent of one-half the blocks at intersecting streets.

QUEENS.

QUEENS.

BALTIC (ANDREWS) ST.—Opening, from Metropolitan av to the Long Island R. R., 2d Ward. March 12.

CHARLES ST.—Opening, from Railroad av to Clermont av, 2d Ward. March 12.

TRAUTMAN ST.—Opening, from Brooklyn borough line to Metropolitan av, 2d Ward.

March 12.

NOTE.—The area of assessment in each of the above proceedings is obtainable at the Bureau of Assessments and Arrears, Municipal Building, Long Island City.

Appointed Sheriff's Auctioneer.

William P. Rae, who has been appointed auctioneer for Sheriff Charles B. Law, of Kings County, was also auctioneer during the shrievalty terms of Norman S. Dike and Alfred T. Hobley. His immediate predecessor was William H. Smith.



WILLIAM P. RAE.

Mr. Rae's appointment to the position is considered one of the best that could be made, he having long been identified with the selling of Brooklyn real estate at auction. Some of the largest voluntary and partition sales in Brooklyn in years past were made by the new appointee. His knowledge of values in both Brooklyn and Queens covers a period of many years. For thirty years Mr. Rae has maintained real estate offices in the Bedford and Borough Hall sections of Brooklyn, carrying on a general real estate business as well as following the auction branch of it. He was one of the pioneer developers of the outlying sections, having been the most active factor in the development of Sea Gate, the extreme west end of Coney Island, which is now famous as a summer cottage colony.

REAL ESTATE NEWS

Record Rental in New Hotel.

Record Rental in New Hotel.

John W. Miller, of the United Realty Co., has leased for a long term of years to the Chicago & Northwestern Railroad Co. the 33d street corner store in the new McAlpin Hotel, occupying the block front on Broadway, between 33d and 34th streets. The rental is said to be the highest ever paid per square foot in this vicinity. Last year the 34th street corner in the same building was leased to the United Drug Companies at a rental of \$20 a square foot, which was said to have been a record store rental for this city.

New Salesmen's Organization.

New Salesmen's Organization.

The Greater New York Real Estate Salesmen's Association has been organized with Thomas P. A. Kelly as chairman and Arno Frind as secretary and treasurer. An open meeting of real estate agents and brokers will be held Saturday evening, January 20, at 8 o'clock, in the offices of the Frind Corporation at 1358 Broadway. The object of the association is to establish more equitable relations between owners of real estate and agents. Particular reference is to be paid to the adjustment of commissions to be paid salesmen and the basis on which drawing accounts shall be established and maintained. The protection of the claims of agents and sub-agents who trust their employees with information concerning prospective buyers will also be taken up.

Lane Avenue Widening.

Lane Avenue Wicening.

The petition for widening the area of assessment in the matter of acquiring title to Lane avenue, between West-chester avenue and West Farms road, and to Westchester avenue, between Main street and the Eastern Boulevard, will be heard by the Committee of the Board of Estimate and Apportionment, consisting of Comptroller Prendergast, Borough President McAneny and Borough President Miller, at Room 16, City Hall, on Wednesday, January 24, at 3 p. m.

PRIVATE REALTY SALES.

Manhattan-South of 59th Street.

Manhattan—South of 59th Street.

FRONT ST.—Joseph P. Day sold to a client of the Charles F. Noyes Co., 205 Front st, a 5-sty building on lot 20 x 72; also leased for the new owner for a long term of years on a net rental basis, the lessee paying 6% net on a \$25,000 valuation. Fulton Market is directly opposite this property and it is understood that many inquiries have been made for the property located in the same block during the last week. It was recently recommended that the market be abolished. The total transaction, including the lease, amounted to \$50,000.

PEARL ST.—Horace S. Ely & Co. and the Douglas Robinson, Charles S. Brown Co., sold for Marie M. I. de Courbal, 274 Pearl st, a 4-sty building on lot 23,6x57.8.

4STH ST.—Irving I. Lewine and Isidor H. Kempner, president of the New Amsterdam Realty Co., have bought from the United States Trust Co, the 3-sty dwelling at 164 West 48th st, on plot 17x100. This house adjoins the holdings of Frederick F. Brueck, who controls 50 ft on Broadway with an "L" fronting 40 ft on 48th st.

SOUTH ST.—Herbert A. Sherman sold for Henry W Hayden, as executor the 5-sty mer-

SOUTH ST.—Herbert A. Sherman sold for Henry W. Hayden, as executor, the 5-sty mer-cantile building at 32 South st, on lot 23.4x 86.6.

10TH ST.—G. Carlucci & Co. sold for the Charles J. Weinstein Realty Co. the 6-sty flat, on plot 54x95, at 208 to 212 West 10th st to Domenik Gaussa and Paul Cresci for about \$87,000.

\$87,000.

17TH ST.—Edward J. Horgan sold 241 East 17th st, a 4-sty dwelling on lot 17.3x104.61 ft. west of the Lying-In Hospital, which occupies the block front on 2d av bet 17th and 18th sts. Dr. H. C. Hoefling is the buyer.

30TH ST.—Bert G. Faulhaber & Co. sold for a client of Fixman, Lewis & Seligsberg, 145 and 147 West 30th st, old buildings, on plot 50x98.9. The buyer gave other property in part payment.

30TH ST.—The Realty Holding Co. N. L. 6

30TH ST.—The Realty Holding Co., N. J. & E. H. Hess, sold 151 to 155 West 30th st, on plot 75x98.9. The buyer is a builder and the plot will be improved with a 12-sty loft structure. The transaction involves about \$500,-

structure. The transaction involves about \$500,000.

35TH ST.—Douglas L. Ellimap & Co. sold for Herbert Parsons, 112 East 35th st, a 5-sty English basement house, on lot 16.8x98.9. The house adjoins the Swedenborgian Church, and will be occupied by the buyer after alterations have been completed.

37TH ST.—The Realty Holding Co., N. J. & E. H. Hess, sold, through Leopold Well to Wolff Bros. of Philadelphia, the new 12-sty building at 5 to 9 West 37th st, on plot 75x98.9, near 5th av. The buyer gave in part payment the two old buildings at 85 and 87 Cortlandt st, near West st; also 133 to 137 Front st, a 7-sty office building occupying the block front between Pine and De Peyster sts. The deal involved \$1,250,000. The store and basement were leased just a year ago to F. Shumacher & Co., dealers in upholsteries and decorative fabrics, for a term of 15 years, at a rental aggregating \$200,000.

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38TH ST.—Tucker, Speyers & Co. sold for Margaret P. Barker, 3 West 38th st, a 4-sty dwelling, on lot 21.6x98.9; also for Dr. Francis J. Quinlan, 33 West 38th st, a 4-sty dwelling, on lot 21.6x98.9. Elisha B. Springs, of the firm of Springs & Co. is the buyer, and a 12-sty mercantile building will be erected on the site. The same firm recently sold Mr. Springs No. 29, adjoining on the east. On the latter parcel he will erect a 6-sty building to protect the east side light of the larger structure. The two upper floors of the smaller building will be occupied by him. F. R. Lefferts, Jr., was associated in the sale of No. 31.

was associated in the sale of No. 31.

38TH ST.—S. B. Goodale & Perry sold for Mrs. M. J. Parrott, 65 and 67 West 39th st, 43.4x98.9; also for Dr. J. E. Serre, 63 West 38th st, 18.4x98.9. The buyer, the Holland Holding Co. (Judson S. Todd, pres.) recently bought the property adjoining in the rear at 62 and 64 West 39th st, on lot 46x100. It is understood that both the Hudson Tunnel and the Sixth Avenue Elevated will have stations at the corner of 6th av and 38th st within one year.

the corner of the av and 38th st within one year.

57TH ST.—Frank Veiller sold for Elizabeth P. Earle to the firm of Durand-Ruel, 12 East 57th st, a 4-story dwelling on lot 25 x 100.5 just east of 5th av. The buying company is a well-known firm of art dealers. A 12-sty building will be erected on the site from plans by Carrere & Hastings.

MADISON AV.—Charles & Co., dealers in groceries and fruits, which firm recently completed a 12-story store and office building on lot 25x100, at the southeast corner of Madison av and 43d st, bought the adjoining property, at 329 Madison av, a 4-sty building, on lot 20.10x100, from Thomas F. Rowland, Jr., and Charles B. Rowland. Possession of the property will be obtained on June 1, and temporary alterations will be made. Ultimately it is the intention to erect an addition to the present structure, which will also include 327 Madison av, acquired in June, 1905. The price paid is stated to have been \$200,000.

Manhattan-North of 59th Street.

6STH ST.—H. C. Senior & Co. sold for Mary McHugh the plot 50x100, in the south side of West 6Sth st. 425 ft. west of Amsterdam av, to Thomas F. Devine. The buyer will build a 5-sty building with clear floors for automobile purposes and will offer the property for rent to one tenant.

69TH ST.—Aaron Coleman sold to John Grassel 107 West 69th st, a 4-sty dwelling on lot 20x100.5, located between Columbus av and Broadway.

20x100.5, located between Columbus av and Broadway.

75TH ST.—Post & Reese sold 55 East 75th st, a 4-sty dwelling on lot 20x102.2, for Mrs. William S. Gould.

80TH ST.—A. W. Miller & Co. sold for George Latour to a client of S. H. Raphael & Co., 433 and 435 East 80th st, a 6-sty new law flat on plot 53.6x100. The seller purchased this house at a foreclosure sale last March. The buyer is an investor.

85TH ST.—Douglas L. Elliman & Co. sold to the Fullerton, Weaver Realty Co. for the New York and Harlem Railroad Co. 3 and 5 East 85th st, a vacant plot, 50x102.2, adjoining the new residence of James B. Clews, at the northeast corner of 5th av and 85th st. The company will improve the site with a 9-sty apartment house, similar to the one erected by it at 116 East 58th st, which was recently completed and sold. J. E. R. Carpenter will be the architect.

the architect.

94TH ST.—Miss M. Monahan sold 69 West
94th st, a 3-sty dwelling, on lot 20x100.8.

106TH ST.—The Church Extension Committee of the Presbytery of New York bought from
Oscar L. Lyons 340 and 342 East 106th st, old
buildings, on plot 45x100.11. A church for
Italians will be erected on the site.

114TH ST.—Electus G. Backus sold the 4½-sty
dwelling at 546 West 114th st for F. Stuart
Williamson, to a client for occupancy.

121ST ST.—Porter & Co. sold for Frederick W.
Goodnow 159 West 121st st, a 3-sty brown stone
front dwelling on lot 19x100,11, between Lenox
and 7th avs.

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121ST ST.—Porter & Co. sold for the Wells Holding Co. the 3-story dwelling at 518 East 121st st, on plot 17x80.

124TH ST.—Mrs. Henrietta L. Brown bought from the Hoyt Realty and Leasing Co. the Florentine apartment house, a 6-sty elevator structure, on plot 75x100, in the south side of 124th st, 100 ft. east of Broadway. In exchange Mrs. Brown gave 42 West 72d st, a 4-sty dwelling, on lot 25x100. The deal involved about \$230,000. Edward C. Williams & Co. and John L. Parish were the brokers in the deal.

125TH ST.—D. H. Scully & Co., sold for Arthur Pulas the 4-sty business building at 29 West 125th st, on lot 20x100.

139TH ST.—E. L. Davis bought from the William M. Moore Co. the Marthmoore apartment house, a 6-sty structure, on plot 100x100, at 508 and 510 West 139th st. The property has been held at \$210,000. W. A. Darling & Son were the brokers. In part payment the buyer gave the northwest corner of Morris av and 183d st, a plot 147x108.3; also the frame dwelling and 10 lots on the west side of Morris av, 71 ft. south of 184th st, extending through to Walton av. The entire transaction involved approximately \$300,000.

156TH ST.—The Karnack Realty Co. sold The Markeen, a 6-sty elevator apartment house, at 560 to 570 West 156th st, to a client of Fixman, Lewis & Seligsberg. The building is on plot 125x99.11, and adjoins the Audubon Park apartments, at the southeast corner of Broadway. The structure was completed last year. The property has been held at \$300,000. In part payment the buyer gave 145 and 147 West 30th st, old buildings, on plot 50x98.9, recently reported sold. A 12-sty building is planned for the 30th st plot. Eert G. Faulhaber & Co. were associated as brokers.

LEXINGTON AV.—Ennis & Sinnott bought from John J. Fleming 1225 Lexington av, a 3-sty dwelling on lot 16x62, adjoining the northeast corner of 83d st. McClure & Dowdney were the brokers.

LEXINGTON AV.—Ennis & Sinnott bought of the block front on the east side of Lexington av, a 5-sty building, when the present leases expire.

16-sty building when the present leases expire.

LEXINGTON AV.—The Cross & Brown Co., and F. P. Wilson, sold 1105 Lexington av, a 3-sty building, on lot 16.8x70, 35 ft north of the proposed station of the new Lexington av subway at 77th st. Mrs. Paul R. Reynolds is the buyer.

MADISON AV.—Samuel Grodginsky bought from Owen and Alice McNally 1759 Madison av, a 5-sty flat on lot 25x83, between 115th and 116th sts. Duff & Conger were the brokers.

MADISON AV.—D. H. Scully & Co. sold to Henry M. Toch, 1899 Madison av, a 3-sty dwelling adjoining the corner of 123d st on lot 20x 100. The buyer now owns a plot 40.11x100, which will be improved in the near future.

HOFFMAN ST.—D. A. Trotta sold for Levy S. Tenney to Rocco Paolino a 3-family dwell-ing, at 2410 Hoffman st, located just north of 187th st.

Ing. at 2410 Hollman st, located just north of 187th st.

SHRADY PL.—Whomas J. Totten sold for Albert Nathan 2 dwellings, each on lot 25x87. on the south side of Shrady pl, 115 ft. west of Kingsbridge terrace.

SIMPSON ST.—Helene Stein sold the properties at the northwest corner of Simpson and Home sts, recently leased by Louis Schlechter, to the Kanevale Realty Co. The structures consist of two 6-sty apartment houses, known as 1201 to 1205 Simpson street and 927 Home st, occupying a plot S0x100.3.

178TH ST.—The Allwin Realty Co., Adolph Humpher, pres., sold for John D. Arthur, of Ocean Grove, N. J., the private residence on lot 25x100, at 161 East 178th st, near Grand Boulevard and Concourse, and within one block of the new proposed Jerome av subway, to a client for occupancy.

179TH ST.—John A. Steinmetz sold for Wilters

client for occupancy.

179TH ST.—John A. Steinmetz sold for William H. Mitchell the northwest corner of 179th and Eronx sts, with a two-family house on plot 51x63. This property has been in the Mitchell estate for over 30 years.

BOSTON RD.—Porter & Co. sold for R. J. Morehead, the 5-sty apartment, with store, at the northeast corner of Boston rd and 164th st, on plot 27x118.

DALY AV.—William H. Mehlich sold for the Krabo-Ernst Realty Co. the 5-sty apartment house with store at the southeast corner of Daly av and 180th st, on plot 100x52. The same broker also leased the store in the above for 5 years.

PROSPECT AV.—A. Selkir sold 1420 Prospect

PROSPECT AV.—A. Selkir sold 1420 Prospect v, a 5-sty tenement, on plot 42x100x irregu-rr, for Samuel Kandell. Joseph Rosenzweig cted as attorney.

acted as attorney.

SOUTHERN BLVD.—Arnold, Byrne & Baumann sold for the estate of Leopold Hutter, Emanuel Arnstein, executor, to Patrick J. Reville, the plot 87x100x irregular, at the southeast corner of Southern blvd and 172d st. The property will be improved with an apartment house.

house.

TIEBOUT AV.—The Bryant Park Realty Co. sold for Rosina K. Goger. 2085 Tiebout av. a 5-sty apartment house on lot 25x100.

UNION AV.—John A. Steinmetz sold for J. Mason, 991 Union av. a 5-sty apartment with 4 families on a floor on plot 45x164. to Dr. G. W. Rautenberg.

WEST LINCOLN AV.—Kurz & Uren, Inc., sold for a client the northwest corner of Cortlandt st and West Lincoln av. a vacant plot. 36x125, to a firm of builders, who will erect a row of taxpayers.

3D AV.—Platt & Albert sold to the Thomas Construction Co., for John Schreyer the plot, 80x119, located 78 ft. south of 170th st, on the east side of 3d av. The buyers will erect two 5-sty apartment houses, with stores on the site.

Brooklyn.

BERGEN ST.—The Bulkley & Horton Co. sold 991 Bergen st, bet Franklin and Bedford avs, a 2-sty brown stone dwelling, 20x110, to James T. Kelly for occupancy.

CAMBRIDGE PL.—Delack & Spader sold for the H. B. Hill Co., 138 Cambridge place, a 4-sty eight-family building on plot 50x100, to E. N. Wetzlar.

E. N. Wetzlar.

GLENADA PL.—The Colonial Holding Co. sold the two 6-sty elevator apartment houses at 7 to 17 Glenada pl. The property occupies a plot 176x100x irregular and is located near Fulton st. In part payment the buyer gave 400 free and clear lots at Egg Harbor. N. J. The deal, which involves about \$500,000, was negotiated by Peter Axelrod. The Brooklyn property was acquired by the seller last August in exchange for the Shenandoah and Chesapeake apartment houses, occrpying the block front on the east side of Audubon av, between 172d and 173d sts, Manhattan.

HALSEY ST.—Studwell & Burkhard sold the 4-sty brown stone private dwelling at 57 Halsey st for Marie Endmann to Miss A. Barker. KEAP ST.—Arthur T. Weygandt sold for Harriet L. Burcham of Roxbury, Mass. 195 Keap st, a 3-sty brick dwelling, on lot 19.2x100, to a client for occupancy.

MACON ST.—Studwell & Burkhard sold the 3-sty red brick stone dwelling at 99 Macon st for Marie Decker to J. P. Woodruff.

1ST ST.—Burrill Brothers sold for J. G. Hogan, the 3-sty brick and stone private dwelling at 478 1st st, between 7th and 8th avs, on lot 20x100, to a buyer for occupancy.

BAY 13TH ST.—Frank A. Seaver sold the

between the and 8th avs, on lot 20x100, to a buyer for occupancy.

BAY 13TH ST.—Frank A. Seaver sold the two-family brick house at 8635 Bay 13th st, for A. Gulliksen to an investor.

52D ST.—Thomas Kilcoyne sold for W. Hoey to Louis Berignecht, a plot 60x100 on 52d st, between 14th and 15th avs.

FRANKLIN AV.—Charles E. Rickerson sold 190 Franklin av, corner Willoughby av, a 3-sty frame dwelling, for Sarah R. Livingston and Maude L. Mellon, to Owen Reilly.

WAVERLY AV.—The Interstate Realty Co. and the O. E. Larson Co., effected an exchange of several parcels of Denver property, owned by Mrs. Susan Hunt, for the Waverly apartment houses, on Waverly av, owned by Morris Berry. The amount involved was \$92,000.

17TH AV.—Thomas Kilcoyne sold for B. Hellertz 5809 17th av, a 14-room house, on glot 40x100.

lettz 5809 17th av, a 14-room house, on glot 40x100.

EAST MIDWOOD.—Wood, Harmon & Co. sold 2 lots on Bedford av, near Av I, to S. Emma Smith; 2 lots on Bedford av, near Av I, to Alfred L. Wolfe, Jr., and 1½ lots on Delamere pl, near Av K, to Carter B. Oliver.

GRAND AV.—Studwell & Burkhard sold the 3-sty dwelling at 258 Grand av, for L. I. Grimes to Jerome Hantilla for investment.

KENSINGTON PARK.—Wood, Harmon & Co. sold 2 lots on East 46th st, near 18th av, to Chas. A. Carpenter.

MARCY AV.—Studwell & Burkhard sold the 2-sty one-family frame dwelling at 632 Marcy av for Anna A. Pierce to John A. Clark.

MIDWOOD MANOR.—Wood, Harmon & Co. sold 1 lot on Coney Island av, near Av J. to J. A. Hawkins, and 2 lots on Av I, near East 9th st, to J. W. Brown and R. Duckhardt.

MIDWOOD MANOR, WEST.—Wood, Harmon & Co. sold 1½ lots on Bay Parkway, near East 3d st, to Thomas Omdal.

RUGBY.—Wood, Harmon & Co. sold 1 lot on Albany av page Church av. to Samuel F.

ad st, to Thomas Omdal.

RUGBY.—Wood, Harmon & Co. sold 1 lot on Albany av, near Church av; to Samuel F. Moffett; 1 lot on Linden av, near Albany av, to Louis W. Pitzer, 2 lots at the northwest corner of Linden and Schenectady av, to Shivly Ryder; 2 lots at the southwest corner of Snyder and Schenectady avs, to David Z. Brightwell; 2 lots at the southwest corner of Linden av and East 38th st, to Alex R. Crouse; 2 lots on Albany av, near Linden av, to Alfred L. Wolfe and 2 lots on East 40th st, near Church av, to Franz J. Spengler.

ST. MARKS AV.—S. Albert, of Platt & Albert, sold to the Worth Patterson Construction Co., Harry Malkin, pres., the plot, 89x127, located on the northeast side of St. Marks av, 183 ft. east of Hopkinson av, Brooklyn. The buyer will erect 3 high class, 4-sty apartment houses, to be completed by the autumn renting season of 1912.

Queens.

JAMAICA, L. I.—The Stanley Agency sold for Frank P. Ferguson a plot 40x100, with dwelling on the south side of Norwich av, to Maurice F. Smith.

rice F. Smith.

BAYSIDE, L. I.—The McKnight Realty Co. sold at Bayside-Flushing to Peter Connolly 40 ft, in Lawrence boulevard between Wright and Fairview av; also to Samuel Guilfoy 40 ft, in Highland av, between Palace boulevard and the Long Island Railroad; also to John Dayton, Inc., 40 ft, in Elmwood av, between Palace and Lawrence boulevards; also at Great Neck Estates to W. R. Grace, plaza lots; also to Mrs. Louise Diton the corner of Cedar drive and Bay View av, containing 13,883 sq. ft.

Richmond.

GREAT KILLS.—H. T. Metcalfe & Son sold to S. D. Kutzer at Great Kills half an acre on the north side of the Staten Island Railway, also 9 acres on the west side of Nelson av. for David Bennett King, trustee for the creditors of Erastus Wiman.

Suburban.

THORNEWOOD, L. I.—The McKnight Realty Co. sold at Thornewood to Rosenstein & Sondheim 80 ft. in Maple st, between Hillside av and Middle Neck rd; also to Henry Engelhardt, 40 ft. in Elm st, between Hillside av and Middle Neck rd; also to Samuel Evans, 40 ft. in Elm st, between Hillside av and Middle Neck rd; also to Clementine Pearce 50 ft in Elm st between Hillside av and Middle Neck rd; also to Clementine Pearce 50 ft in Elm st between Hillside av and Middle Neck rd; also to Catherina Schrader 65 ft in Maple; also to Allendorf & Missbach 60 ft in Maple st; also to Alfred J. Bassett 80 ft in Willow pl.

OAKLAND, CAL.—Lewis B. Preston sold

Maple st; also to Alfred J. Bassett 80 ft in Willow pl.

OAKLAND, CAL.—Lewis B. Preston sold through his San Francisco representative several large parcels of land in the Vernon Park tract at Oakland, Cal. for John G. McCullough. The buyer of the McCullough property will improve it with dwellings. The transaction involves a cash consideration of about \$125,000.

GREENS FARMS, CONN.—Gen. Stewart L. Woodford bought a tract of 76 acres, including an old house of Revolutionary days, at Greens Farms, Conn., from Edward C. Birge through John Crawford. The property will be improved by the new owner and occupied by him as a residence. The seller is the fifth generation of the Birge family to own the land. Frederick C. Tanner, a nephew of General Woodford, also bought through the same broker a tract of 58 acres adjoining 50 acres of which was sold by the estate of Charles Mills and the remaining 8 acres by Henry Mills.

LAKEWOOD, N. J.—Michael Samuel of the Standard Acreage Co. sold to a Long Island syndicate a tract of 65 acres at Lakewood, N. J., with a frontage of about 3,000 ft. on River av and Cross st. The new owners will develop this land in connection with the adjoining land for a residential park.

PORT MURRAY, N. J.—Barton & Shive sold for Mrs. Elizabeth Post to the Misses Yeila V. and Florence L. Jones, of Manhattan, the William Ramsay farm of 152 acres, near Port Murray.

LONG BEACH, L. I.—Frederick P. Jones sold for Joseph Thompson of Atlantic City a plot

LONG BEACH, L. I.—Frederick P. Jones sold for Joseph Thompson of Atlantic City a plot 40x110 fronting the Boardwalk and running through to Front st, near the Long Beach Hotel, to the Investors' Long Island Realty Co. About 20 lots at Freeport, L. I., were taken in part payment.

20 lots at Freeport, L. I., were taken in part payment.

GLEN HEAD, L. I.—Burton Thompson sold a plot of 69 lots, located near the station at Glen Head, near the Glenwood Country Club grounds. The property was bought by C. H. Luyster and John L. Bogart, Jr., from Judge Townsend Scudder.

BAYONNE, N. J.—The Commercial Trust Co. of Jersey City, as executor of the est of Walter Ammon, sold to Pearl C. Bergoff, 296 lots at Bayonne. The property consists of nearly all the land contained in the four blocks on the west side of the Eoulevard between 53d and 57th sts, together with some adjoining parcels. The price paid is reported at \$85,000.

VALLEY STREAM, L. I.—The Windsor Land and Improvement Co. sold at Valley Stream to Barnet Cohen, a plot 40x100, on Beverley Parkway; to John Akobsen a plot 40x100 on Grove av; to Emil Weiner a plot 40x100 on Cottage Parkway; at Hempstead, to M. M. Fay a plot 40x100 at Booth st and Oceanside av; at Rockville Centre, to H. N. Fick a plot 60x100 at Harvey av and Bedell st; to Lawrence Ahearn a plot 40x100 on Oak st, and to P. J. Butler a plot 40x100 on Correct and plot 40x100 on Correct and plot 40x100 on Property formerly owned by George 20x100 and 10x100 on Property formerly owned by George 20x100 and 10x100 on Correct and 10x100 on Property formerly owned by George 20x100 and 10x100 on Correct and 10x100 on Property formerly owned by George 20x100 and 10x100 on Property formerly owned by George 20x100 on Property forme

a plot 80x125 on Edmund st.

SUMMIT, N. J.—The Hotchkiss-Job Realty Co.
sold the property formerly owned by George
Finck and known as the Bungalow, with 5
acres, for about \$22,000; the M. C. Ort farm
at Mountain and Division avs, Summit, and the
Ephraim Kramm property in River rd, Chatham; also 2 plots in Springfield av, West Summit, for Mrs. Josephine Dunlap, of Marion,
Va., to J. R. Silliman.

va., to J. R. Silliman.

GREENWICH, CONN.—Walter M. Bannett bought from George L. Slawson a plot of about 4 acres on Old Church rd, Greenwich. The buyer will erect a dwelling for his own occupancy. Thomas N. Cooke negotiated the sale.

occupancy. Thomas N. Cooke negotiated the sale.

PIPING ROCK, L. I.—Herbert L. Pratt, vice president of the Standard Oil Co. bought through W. Burling Cocks and Samuel Willets a tract of land in the Piping Rock section of Long Island comprising about 150 acres. The property includes the William H. Hegeman est. and the farms of James Casey, Mary K. Underhill and Conrad Graf. It is understood that Mr. Pratt will erect a residence and improve the place generally.

SUMMIT, N. J.—E. Sharum sold to a client 2 acres of land at Summit and to another client a 13½-acre farm in Atlantic City, N. J. Lots at Eastport, L. I., were given as part payment for both parcels.

STAMFORD, CONN.—Pease & Elliman sold for Elbert S. Barlow his country place at Shippan Point, to Irving E. Raymond, of A. A. Vantine & Co. The property is situated at the southern extremity of the point and contains about 3 acres, improved with a modern concrete dwelling and a garage and occupying a frontage of several hundred ft. on the Sonud. WHITE PLAINS, N. Y.—The Bryant Park Realty Co. sold for Charles Blowitt, 170, 171 and 172 Quinby av, a vacant plot, 75x100.

RECENT BUYERS.

HENRY W. HAYDEN is the buyer of the dwelling at 34 East 76th st.

SALLIE JULIAN is the buyer of the Van Horne apartment house, at the southwest cor-ner of West End av and 106th st. Isaac and Henry Mayer took in part payment 69 West 94th st.

ARTHUR P. BROWNING, president of the Norwich and New York Propeller Co., is the buyer of 205 Front st, reported sold recently through the Charles F. Noyes Co. and Joseph P. Day. Negotiations for a resale of the property are pending.

LEASES_MANHATTAN.

THE DUROSS CO. leased the Sth loft in 48 and 50 West 21st st, comprising 5,000 sq. ft., for Philip Rhinelander to the J. Spiegel Co., for a term of years; also the 4th loft in 10 West 18th st, for Chas. P. Faber to the J. C. Gillmore Co.; and 2,500 sq. ft. of loft space in 145 and 147 West 25th st for the Walton Est to Samuel Glassman for a term of years.

in 145 and 147 West 25th st for the Walton Est to Samuel Glassman for a term of years.

FREDERICK FOX & CO. leased the 5th loft in 26 to 32 West 17th st to the Holtzman Manufacturing Co.; also the 7th loft in 141 to 145 West 36th st to Paschkes & Ruby, and the 4th loft in 11 West 17th st to Harry L. Dangler.

M. & L. HESS leased the 4th loft in 25 West 15th st to Schneider & Katz; also part of the 10th loft in 45 and 47 East 20th st to Morris Gerstenfeld & Co.; also the 3d loft in 3 and 5 Washington pl to Prashker Brothers; also the store in 128 West 26th st to Heller & Newberger; also the store in 110 and 112 Greene st to H. Miller & Co.; also the 7th loft in 16 East 17th st to Charles H. LaDouceur, and the 5th loft in 18 and 22 West 20th st to Hochstim & Bossak.

LOUIS C. SCHLIEP leased a loft in 430 to 438 East 102d st to the Railways Engineering and Manufacturing Co.

JOHN FITZGERALD and Eugene Kiernan sold to Michael Pfeiffer the lease and good will of the Hotel Shine at the northeast corner of 6th av and 36th st. The lease has been sold several times before this year. The lease runs for 12 years from May, 1912, at a rental of \$10,000 net. The price was said to be \$74,000.

EDGAR A. MANNING leased the north half of the 11th floor in 62 and 64 West 45th st to

\$74,000.

EDGAR A. MANNING leased the north half of the 11th floor in 62 and 64 West 45th st to Trowbridge & Ackerman, architects, for 5 years.

THE JOHN P. PEEL CO. leased the 4th loft in 39 West 8th st to the Wander Press.

DE SELDING BROS. leased for Thomas Newbold to the Sherwood Co. for 5 years the 5-sty building at 144 Fulton st, between Broadway and Nassau st. The property was purchased by Mr. Newbold through the same brokers in November for about \$200,000.

November for about \$200,000.

THE FULTON TRUST CO. OF NEW YORK leased the banking space in the Singer building, now used by that company as its renting office, for a term of 10 years. The rental is understood to be about \$20,000 per annum, and covers a space of about 40,000 sq. ft. The Fulton Trust Co. is now in the Mutual Life Insurance Co. building, in Nassau st.

L. TANENBAUM, STRAUSS & CO. leased for a long term of years for Mrs. Evelyn L. Hegeman to Morimura, Aria & Co. the new 10-sty fireproof building which is to be erected at 10 Madison av. The lessees are dealers in raw silks.

raw silks.

TUCKER, SPEYER & CO. leased for Burton S. Castles to the International Floor Machine Co. the 4th floor east in the Castles Building at 39 and 41 West 38th st for 5 years.

SENIOR & STOUT, INC., leased for the Value Realty Co. the 2-sty building at 51 East 99th st to Edward F. Creegan, for a term of years; also a loft in 132 West 52d st, for Peter Barry to the American Tire Repair Co.

GEORGE NEWMAN leased the 8th loft in 19 and 21 West 36th st to the Paris Model Co. and the 1st loft in 11 West 30th st to Kramer & Cohen.

MOOYER & MARSTON leased for the Plumb

MOOYER & MARSTON leased for the Plumb est the 4th floor in 435 5th av to Ralph V. Tenent; also the entire building 226 West 46th st to Enrico Fiore for a term of years; also for the Farmers' Loan and Trust Co. one-half William st to Houghton & Co., bankers and brokers, and additional space on the 7th floor of the building at 63 and 65 Beaver st to the Marine Department of the Aetna Insurance Co. ROYAL SCOTT GULDEN leased the store in 51 West 45th st to Siegmund Goldschmidt of Frankfort, Germany, a linen dealer; also to Chauguris Bros., florists, the store in 106 West 57th st.

Chauguris Bros., florists, the store in 106 West 57th st.

SPEAR & CO. leased for Jacob Corday the 2d loft in 70 and 72 Wooster st to Puterman Bros.; for B. Crystal & Son the store and basement in 141 to 145 West 17th st to Herman Paradeis; for Elise S. Chalmers 2 lofts in 117 Mercer st to Halprin Brothers and Jacob Eimas; for Stephen Cavinato a loft in 21 East Sth st to Henigson & Nelson; for the Goldenberg state a loft in 108 Green st to T. Zindler; for the Marks estate a loft in 26 West Houston st to the Novelty Feather Co.; 20,000 sq. ft. in 1765 and 1767 Mercer st to John A. Kraemer Co. and Chas. E. Bentley Co. CORN & CO. leased the 11th floor in 137 5th av to Henry N. Baruch.

WILLIAM H. WHITING & CO. leased the top floor in 12 and 14 Spruce st to Harry C. Healy; also the 7th floor in 71 and 73 Murray st to Oliver Brothers' Purchasing Co. and the 1st loft in 57 Beekman st to William H. Critchley.

Ist loft in 57 Beekman st to the ley.

THE JOHN H. DYE CO. rented 35 Perry st to the Industrial Christian Alliance for institutional purposes.

PEASE & ELLIMAN leased 131 East 71st st. a 5-sty American basement dwelling, for Miss Elsie De Wolf to R. Johnson.

THE GUARANTOR REALTY CORPORATION leased to Bossak, furrier, a loft in 130 West 26th st; also to Sigmund Rubin, furrier, a loft in 9 West 31st st.

WILLIAM J. ROOME & CO. leased the store

WILLIAM J. ROOME & CO, leased the store and basement in 46 West 26th st to the Henry M. Robinson Co., wholesale florists of Boston, Mass.

THE GEORGE BACKER CONSTRUCTION CO. leased the store and basement in 62 and 64 West 45th st, to Hathaway & Co.; also an upper floor to Trowbridge & Ackerman, archi-

AUGUST BELMONT & CO. leased quarters in the Wall Street Exchange Building, at 43 to 47 Exchange pl, for a term of years. The deal involves about 6,000 sq. ft. of space. The les-

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BROOKLYN

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sees were tenants in the building at the south-west corner of Cedar and Nassau sts, in the Equitable Life Assurance Society block, and were forced to vacate on account of the recent fire.

THE CLIFTON IRON & STEEL CO., one of the largest producers of pig iron in the country with headquarters in Pittsburgh, has taken a long lease of a large suite of offices in the 12-sty building at 350 and 352 Broadway at the northeast corner of Leonard st. The concern now has its New York offices at 24 Broad st. L. J. Phillips & Co., were the brokers.

DOUGLAS L. ELLIMAN & CO. rented the 2d loft in 431 5th av to Joseph Fiore; also the top loft in 32 and 34 West 20th st, to the Coronation Waist and Dress Co.

THE ERNESTUS GULICK CO. leased in 2 to 6 West 45th st, part of the 15th floor to the Clarke Sales Co.

THE CHARLES F. NOYES CO. leased offices

Clarke Sales Co.

THE CHARLES F. NOYES CO. leased offices in the 80 Maiden Lane Building for the Fire Companies Building Corporation to H. L. Cheyney, J. Gardner Stevenson, William D. Williams and Franklin G. Colby. All of these lessees are prominent attorneys. The same broker has also leased space in the Frankel Building to Bernard Novek and to Samodovitz & Zimmerman and a suite of 4 offices in 37 and 39 Liberty st to Charles E. Manierre.

THE CROSS & BROWN CO. leased for John R. McMurray the 5th loft in the building at 12 and 14 West 37th st, to Taylor & McLennen for a long term of years.

McCARTHY & FELLOWS leased the entire

McCARTHY & FELLOWS leased the entire 2d floor in 176 Madison av to the Murray Hill Galleries.

2d floor in 176 Madison av to the Murray Hill Galleries.

J. SARGEANT CRAM leased the property at E 38th st and the Haven est leased 5 East 38th st, and 6 East 39th st, for 21 years, for improvement with a tall building. The lessee, it is said, will pay \$35,000 a year rent for the property, which fronts 62.6 ft, on 38th st, and 37.6 ft, on 39th st. About \$750,000 will be spent on the structure. The Douglas Robinson. Charles S. Brown Co. was the broker.

THE FRY REALTY CO. leased the westerly store in its building at 28 to 32 West 36th st for 10 years to Fuller & Co., manufacturers of wall paper, now located at 5 East 42d st.

THE PHOENIX ASSURANCE CO., Ltd., leased from the Woodbridge So. 10,700 sq. ft. of space in the ground floor of 45 Cedar st, now occupied by the Johns-Manville Co.; also office space in the upper portion of the building and storage vaults in the basement for records. The lease, which was negotiated by the Charles F. Noyes Co., is for a long term of years at a reported aggregate rental of \$400,000.

LEON S. ALTMAYER, leased for a client to Thomas Murphy for a term of years, the store DENZER BROS., leased for a long term of years for the estate of Max Mendel, the store.

nomas Murphy for a term of years, the store and basement in 1056 Park av.

DENZER BROS., leased for a long term of years for the estate of Max Mendel, the store, basement and sub-basement containing 24,000 sq. ft. in 104 and 106 Bleecker st, to Lazar Jacobsohn; also for Golde & Cohen to the S. & G. Importing Co., 11,000 sq. ft. in 69 and 71 Wooster st, through to 383 and 385 West Broadway; also for the A. & S. Constn. Co., to A. Blumberg & Bro., the Sth loft in 142 and 144 West 26th st; also for John W. T. Nichols to A. & H. Weill the 1st loft in 106 Grand st; also for Kalman Haas to Radlich & Miller the store in 336 Canal st; also for K. Leerburger to J. Harman the 4th loft in 69 west Houston st; also for Joseph Goldberg to the Amercan Button Works the 1st loft in 143 Greene st and to the Bob Raincoat Co., the 2d loft in 151 Spring st.

THE DUROSS CO. leased the store in 103

THE DUROSS CO. leased the store in 103 West 14th st to M. J. Purcell for a term of years; also for Wm. F. Donnelly the 6th loft in 39 West 8th st to the David Stone Silversmith Co.

in 39 West 8th st to the David Stone Silversmith Co.

PEASE & ELLIMAN leased for Eugene Lauritani to Mrs. Alexander Van R. Bornewall the basement store in 38 West 47th st.

PEASE & ELLIMAN leased for D. B. Halsey the parlor floor in 939 to 441 Madison av to James McCullen.

WILLIAM A. WHITE & SONS, were the brokers in the lease of the new 8-sty mercantile building on plot, 101x100 at the southeast corner of Greenwich and Barrow sts, for the 8t. Johns Park Realty Co., Jas. H. Cruikshank and Wm. D. Kilpatrick, to A. Klipstein & Co., wholesale chemists. The lease was recorded this week.

S. OSGOOD PELL & CO., leased for the Manhattan Center Co., to Miss M. A. Lewis, interior decorator, the west loft on the 6th floor in 20 and 22 East 46th st.

LEASES-BROOKLYN.

GILLEN & BARDUSCH leased for Hyman Wagner to Dominic J. B. Caffodio for a term of years a plot on the corner of the Bowery and Kensington Walk, Coney Island. The tenant will costruct on the site an amusement palace called the "Modern Olympia."

palace called the "Modern Olympia."

THE LEWIS H. MAY CO. leased for Arminella J. Barker and Lizzie C. Drake the ocean front hotel, known as the "Britain," on Meredith av. Arverne, for a term of years to Benjamin Shapiro, now of Lakewood, N. J. The hotel will be completely renovated and many new feature added.

new feature added.

CHARLES E. RICKERSON leased 769 Carroll st, bet. 7th and 8th avs., a 3-sty dwelling, for a client to John J. Campbell, Jr.; also 201 6th av, bet. Berkeley pl and Union st. a 3-sty dwelling, for Milton Herzog to Mrs. Catherine T. Stuart, for a term of years.

REAL ESTATE NOTES.

LEONARD J. MUHLFELDER has moved his eal estate o..ce from 601 Broadway to 681

AARON COLEMAN has moved his real estate office from 20 Vesey st to 360 7th av, southwest corner of 30th st.

EVERETT M. SEIXAS &-CO. have arranged to give up their office on Washington Heights and from January 13, will occupy their new offices in the Columbia Bank building at 507 5th av, for which building they are agents.

JOHN H. APPLEGATE & CO. are the lessees of 205 Front st.

DUFF & CONGER have been appointed agents of the 7-sty Fairfax apartment house at the southwest corner of Madison av and 94th st.

CHARLES A. LUTZ, formerly in business

or the 7-sty Fairfax apartment house at the southwest corner of Madison av and 94th st. CHARLES A. LUTZ, formerly in business for himself, is now connected with the office of William J. Roome & Co. at 177 Madison av. THE TITLE GUARANTEE & TRUST CO. at the annual meeting of the stockholders on Tuesday re-elected trustees for three years as follows: Robert W. deForest, Martin Joost, James D. Lynch, James H. Manning, William H. Nichols, Robert Ulyphant, Charles A. Peabody, William H. Porter and Ellis D. Williams; the following officers were unanimously relected: Clarence H. Kelsey, pres.; Frank Eailey, vice-pres.; Edward C. Stanley, 2d vice-pres, and manager of the banking department; Clinton D. Burdick, 3d vice-pres.; J. Wray Cleveland, secretary; Frank L. Sniffen, manager of the Brooklyn banking department; John W. Shepard ad Charles C. Dickson, assistant treasurers; Nelson E. Simon, Horace Anderson, David Blank and Clarence C. Harmstad, assistant secretaries.

assistant secretaries.
WILLIAM H. ARNOLD, real estate broker,
has moved his office from 8752 23d av, Bensonhurst, to 150 Bay 19th st, opposite Bath
Beach station.

JOHN R. DAVIDSON was the broker in the sale of the Elervie Hall apartment house, at the northeast corner of 144th st and Broadway, recently reported.

recently reported.

SIMON LEDERER has been appointed agent of the Fitzgerald building, at the corner of 43d st and Broadway.

TAYLOR BROTHERS were associated as brokers in the lease recently reported as made through Slawson & Hobbs to Park & Tilford at the southwest corner of 112th st and Broadway.

way.

THE TITLE GUARANTEE & TRUST CO. has made a building loan of \$300,000 to the Allendale Building Co. on the property at 138 to 144 West 71st st, on which an apartment house is to be erected.

THE CHARLES F. NOYES CO. has been appointed agent of the Market and Fulton National Eark Building, a 12-sty office structure occupying an entire block front on Gold st from Fulton to Ann sts.

DOUGLAS L. ELLIMAN & CO. were the bro-

from Fulton to Ann sts.

DOUGLAS L. ELLIMAN & CO. were the brokers in the sale of 861 and 863 Lexington av. for D. B. Freedman to Dr. L. Parodi. Title passed this week.

AT THE ANNUAL MEETING of the United States Title Guarantee Co., George A. Fleury was re-elected president. The following were elected to the board: Albro J. Newton, Hermanus B. Hubbard, Walter V. Cranford and David Irving Mead.

Paul C. Cloyd and Charles E. Covert were elected vice-presidents. George W. Cummings, Jr., was re-elected assistant secretary; Charles J. Rockett, Harry M. Rogers and James G. Debevoise were elected assistant secretaries.

GEORGE PRICE has opened a branch office at 150 Nassau st, for greater convenience in conducting Manhattan sales.

THE TITLE INSURANCE CO. of N. Y.

conducting Manhattan sales.

THE TITLE INSURANCE CO. of N. Y. loaned to the Saranac Construction Co. \$160,000 for 3 years at 5 per cent on the 6-sty. elevator apartment house on the south side of 147th st, 100 ft. east of Amsterdam av.

FREDERICK A. BOOTH has moved his office to the Hartford building at 41 Union Sq. UHLFELDER & WEINBERG have moved from 132 Nassau st to 5 Beekman st.

from 132 Nassau st to 5 Beekman st.

LOUIS KRAMER of Goldberg & Kramer, announces that the proposed sale by the Flemish Realty Co. of its 12-sty loft building, 13 to 21 East 22d st, to the late Alexander J. Mayer, in exchange for the 2 block fronts in the east side of Broadway from 133d to 135th st, had failed of consummation because of Mr. Mayer's death

failed of consummation because of Mr. Mayer's death.

THE ALLIED R. E. INTERESTS have elected the following offices and directors for the coming year: Allan Robinson, pres., Edgar J. Levy, Henry W. Sprague and Marcus T. Hun, vice-pres.; Randolph Hurry, treas., and G. Richard Davis, secy.; the directors are: Albert B. Ashforth, Edmund L. Baylies, Nicholas Biddle, Edward B. Beynton, Gerald R. Brown, Jos. L. Buttenwieser, Wm. B. Cardozo, Wm. H. Chesebrough, Chas. A. Cone, Warren Cruikshank, G. Richard Davis, Joseph P. Day, Wm. C. Demorest, Edward I. Devlin, Stanley W. Dexter, Robert E. Dowling, Lawrence E. Elliman, Robert Goelet, Randolph Hurry, Geo. F. Johnson, Jr., Edgar J. Levey, Walter Lindner, Alfred E. Marling, Lewis H. Pounds, Allan Robinson, Noah C. Rogers, B. Aymar Sands, Wm. Shields, Robert E. Simon, Walter Stabler.

BROOKLYN will soon have a new department store at the corner of Fulton st and Elm place. The plot to be improved comprises the stores of Barrett, Nephews & Co., Wallace & Co., the Royal Cloak and Suit Co., the Star Shoe Co., and the Koch Co. at 474 to 482 Fulton st. The Koch Co of which Samuel Bloom is president, will erect the new structure, which is to be 6-stys high and to cost \$150,000.

Taxpayers' Dinner.

The East Tremont Taxpayers' Association will hold their annual banquet at the Bronx Park Boat House, 182d street and Boston Road, Bronx, on the 6th day of February, 1912, at 8 p. m. Tickets will be \$2.00 a person. Committee: Charles Forbach, 3086 Decatur avenue; Charles A. Schrag, 2135 Southern Boulevard; Henry Mahnken, corner 181st street and Mohegan avenue; Jacob A. Hess, 2168 Crotona avenue; John A. Steinmetz, President.

SOUTH SHORE TRACTION.

The Company In Danger of Losing Its -Others Ready to Use It. Franchise-

Franchise—Others Ready to Use It.

The South Shore Traction Company, which has a franchise for operating a railroad over the Queensboro Bridge, and is in the hands of receivers, has defaulted in its contract to the city, according to a report of Chief Engineer Nichols of the Board of Estimate's bureau of franchises. Mr. Nichols agrees that the interests of the people of Queens would now appear to require the annulment of the grant, so as to leave the field open to other applicants; and he has therefore recommended that a resolution forfeiting the franchist and providing that the railway constructed shall become the property of the city, under the provisions of the contract, be adopted.

In a report presented November 29, 1911.

under the provisions of the contract, be adopted.

In a report presented November 29, 1911, Mr. Nichols advised the Board that the "Third Avenue Bridge Company," a subsidiary of the Third Avenue Railroad Company, and the holder of a franchise for the operation of a street surface railway from Third avenue, Borough of Manhattan, through East 59th street and East 60th street, to and over the Queensboro Bridge and upon the Queens plaza, under a contract dated December 31, 1909, was ready, in the event of the forfeiture of the South Shore Traction Company's contract, to temporarily operate the local bridge service, the only operation conducted by the South Shore Traction Company, and upon the same terms and conditions which now govern such operation, and operate the same during the pleasure of the Board. In order that the people may not suffer any curtailment of the service now enjoyed Mr. Nichols has recommended that this offer be accepted. The matter is now in the hands of the Franchise Committee of the Board of Estimate.

The South Shore Company is one of the

timate.

The South Shore Company is one of the Robin promotions. It owes the city \$23,-000 for the use of the tracks over the Queensboro Bridge and has done nothing to construct the street railway in Queens for which it has had a franchise a long time. It was stated on behalf of the company that arrangements were in progress for the transfer of the property and franchise to a company which proposes to raise \$1,000,000 to construct and operate it.

Annual Entertainment.

Annual Entertainment.

Final arrangements are being completed for the annual entertainment and reception of the United Real Estate Owners' Associations, which is composed of the following named associations: The House and Real Estate Owners' Association, 12th and 1t9h Wards; Taxpayers' Association, 10th, 11th and 17th Wards; Harlem Property Owners' Association; Real Estate Owners' Protective Association, 12th and 22nd Wards; Taxpayers' Association, 18th and 21st Wards; Greater New York Taxpayers' Association.

The affair will take place Wednesday, January 31st, at Terrace Garden and will be in charge of a special committee of arrangements headed by Charles H. Schnelle, chairman and assisted by the following: Charles W. Eidt, Harry Bierhoff, Dr. A. Korn, A. G. Muhlker and Henry Bloch. A vaudeville entertainment is being arranged. Invitations have been extended to City and State officials. In connection with this affair will be published the annual year book containing articles on "Taxation," by Walter Linden; "The Taxpayers' Convention," by Michael J. Horan; "The Benefits of Real Estate Organizations," by Henry Bloch, and "The Work of the Association in the Legislature of 1911," by Charles H. Schnelle.

Legislative Notes.

Legislative Notes.

Mr. Yule has introduced in the Assembly a bill authorizing the submission of the question of erecting the County of the Bronx to the people of that borough. To prevent the fraudulent transactions in profit-sharing savings bonds, issued by real estate corporations principally in New York City, Senator Griffin, of New York, to-day introduced bills providing drastic penalties for such operations. One of the bills provides that corporations or persons engaged in the dealing in profit-sharing savings bonds, whether secured by real estate or not, shall be placed under the supervision of the Superintendent of Banks. The other makes it a felony to issue or offer for sale such bonds purporting to be secured by real estate of a greater amount than 80 per cent. of the owner's equity in the real estate.

AUCTION SALES OF THE WEEK.

MANHATTAN AND BRONX.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Jan. 19,1912, at the New York Real Estate Salesroom, 14 and 16 Vesey st, and the Bronx Salesroom, 3156 3 av. Except where otherwise stated, the properties offered were in foreclosure, Adjournment of legal sales to next week are noted under Advertised Legal Sales. *Indicates that the property described was bid in for the plaintiff's account.

JOSEPH P. DAY.

a1STH st, 120-2 W, ss, 230 w 6 av, 49x92, 6-sty bk loft bldg & strs; due, \$98,985.87; T&c, \$5.000; Withdrawn.

22D st, 261 W, see 23d, 250-2 W.

22D st, 265 W, see 23d, 250-2 W.

**23D st, 250-2 W, ss, 225 e 8 av, runs s 197.6 to 22d (No 265), xe18.9xn—xe18.9xs—to 22d (No 261), xe18.9xn98.9xw6.3xn98.9x w50 to beg, 1-sty bk & fr bldgs & vacant; due, \$67,466.61; T&c, \$1,626.34; Withdrawn.

a72D st, 26 E, see Mad av, sec 72.

^aS2D st, 116 E, ss, 196.6 e Park av, 14.3x 102.2, 3-sty & b bk & stn dwg; evrs sale; C Alfred Capen. (Corrects error in last issue when st was 72d, 116 E.) 12,250

**95TH st, 307-19 E, ns, 137.6 e 2 av, 187.6 x100.8, 5 6-sty bk thts strs in 307-13; due \$4,381.17; T&c, \$4,000; sub to mtgs aggregating \$153,000; Harry Appelbaum, party in interst.

***n Interst. ***153,050 ***172D st, E, nwe Hoe av, see Hoe av, nwe are av, are av, are av, are av, see Hoe av, nwe are av, see Hoe av, nwe are av, nwe are av, nwe av, are av

**Castle Hill av, sec Westchester av, see Westchester av, sec Castle Hill av.

***Alughes av, 2418, (*) es, 121.6 s 188th, 24.8x87.6, 2-sty fr dwg; due, \$5,628.03; T&c, \$120; Universal Savings Bank. 5,000

**Hoe av, (*) nwc 172d, 937, 25x100; due, \$6,480.98; T&c, \$_-; sub to pr mtg \$6,-000; Jacob Waxman.

**Madison av, sec 72d (No 26), runs s102.2 xe58.3xn22.2xw18.3xn80xw40 to beg, 5-sty stn dwg; due, \$155,376.40; T&c, \$14,611.27; Adj to Feb 1.

Adj to Feb 1. **aSt Nicholas av, 708, (*)** es, 124.11 n 145th 20.11x100, 4-sty & b bk dwg; due, \$18,-373.70; T&c, \$700.96; Lawyers Mtg Co. 18,000

aWestchester av, sec Castle Hill av, 51.9 x161.10x18.5x157.6, Unionport; due, \$2,-277.84; T&c, \$297.38; withdrawn.....

^aKingsbridge ter, nws, abt 110 n Heath y, see Heath av, es, 795.3 s Kingsbridge

rd.

**aMadison st, 390. (*) ss, 100 e Jackson, 24.10x95.8x25x95.8, 6-sty bk tnt & strs; due, \$9,235.26; T&c, \$1,510; sub to pr mtg of \$22,000; Adam Muller. 25,087

**a67TH st, 101-7 W, see Bway, 1981-7.

**Broadway, 1981-7. nwc 67th (Nos 101-7), 84.9x93x75.5x131.8, four 4-sty bk bldgs with strs & three 4-sty & b stn dwgs; also BROADWAY, 1991, ws, 84.9 s 68th, 28.1x 130.2x25x117.4, 1-sty fr bldg. (Sale of 1-24 undivided int.) Voluntary; Jacob Hirsh. 14,350

aBronxdale av, nes, at es Muliner av, see Muliner av, es, at nes Bronxdale av.

aBryant av, 801, (*) ws, 100 n Lafayette av, 25x95, 2-sty bk dwg; due, \$6,946.20; T&c, \$275; Julia G De Haven. 7,400

aBryant av, 807, (*) ws, 175 n Lafayette av, 25x100, 2-sty bk dwg; due, \$6,975.91; T&c, \$275; Hahnemann Hospital of the City of N Y. 7,400

"Heath av, (*) es, 795.3 s Kingsbridge rd, 50x86.10 to Kingsbridge ter, x70.6x136.6, vacant; due, \$4,393.58; T&c, \$68.89; Emma R Fettretch. 4,000

^aMuliner av, es, at nes Bronxdale av, 55.5 x129.7x50x138, vacant; voluntary; Wm P O'Connor. 3,300

*3D av, 2556-60, es, 54.6 s 139th, 54.125.6x50x103.8, two 1-sty bk strs; volutary; Hy G Autenrieth. 35,0

JAMES L. WELLS.

Steuben av, 3411, () cl, 130 n cl 210th, 100x130, 3-sty fr dwg; due, \$5,278.25; T&c, \$24; sub to a first mtg of \$10,000; Jas B Powers.

HERBERT A. SHERMAN.

114TH st, 33 W, () ns, 455 w 5 av, 19.11 x100.11, 5-sty bk tnt; due, \$19,139.25; T&c, \$1,207.39; Eleonora E Hurlimann. 18,000

JACOB H. MAYERS.

a72D st, 246 E, (*) ss, 133.4 w 2 av, 16.8x 102.2, 3-sty & b stn dwg; due, \$12,931.36; T&c, \$1,010.33; Windsor Trust Co et al as trstes.

109TH st, 62 E. () ss, 221 w Park av, 17x100.11, 4-sty stn tnt; due, \$3,359.22; T&c \$189.47; sub to a pr mtg of \$7,000; Jacob Goldberg et al.

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VOLUNTARY AUCTION SALES

Broome st, 476-8, ns, 50 e Wooster, runs e50xn125xw100 to Wooster (No 62), xs25 xe50xs100 to beg, 6-sty & b bk & stn loft bldg.

loft bldg.
Catharine st, 65, es, 39.1 s Monroe, 14x 79.8x13.10x79.9, 3-sty & b bk dwg, with str.
Wooster st, 62, see Broome, 476-8.
25TH st, 114-6 E, ss, 183.4 w Lex av, 41.3x98.9, two 4-sty & b bk & stn dwgs.
36TH st, 15 W, ns, 274 w 5 av, 24x98.9, 4-sty & b bk dwg.
127TH st, 309-11 W, ns, 91.3 e St Nich av, 50x99.11, two 5-sty & b bk & stn thts.

Amsterdam av. 2009, es, 49.11 s 160th, 50x117.1, to St Nich av, x50.10x107.9, va-

Lexington av. 47, es, 59.6 n 24th, 19.9x 50, 3-sty & b bk & stn dwg.

St Nicholas av, ws. abt 50 s 160th, see Ams av, es, 49.11 s 160.

AUCTION SALES OF THE WEEK.

BROOKLYN.

The following are the sales that have taken place during the week ending Jan. 17, 1912.

*Indicates that the property described was bid in for plaintiff's account.

WM. H. SMITH.

Cook st, ss, 300 e Morrell, 25x100; Ricka ender. 6,800
Crescent st (*), ws, 20 n Blake av, 20x 0; Max H Gruhn. 3,500
Crescent st (*), ws, 40 n Blake av, 20x 0. Max H Gruhn. 3,500
Crescent st (*), ws, 60 n Blake av, 20x 0. Max H Gruhn. 3,500
Crescent st (*), ws, 80 n Blake av, 20x 0. Max H Gruhn. 3,500
Crescent st (*), ws, 100 n Blake av, 20x 0. Max H Gruhn. 3,500

Crescent st (*) ws, 100 n Blake av, 20x 100. Otto A Gruhn, Jr. 3,500 Crescent st (*) ws, 120 n Blake av, 20x 100. Otto A Gruhn, Jr. 3,500

Crescent st (*) ws, 140 n Blake av, 20x 100. Otto A Gruhn, Jr. 3,500

Crescent st (*), ws, 160 n Blake av, 20x 100. Jno Gruhn.

Crescent st (*), ws, 180 n Blake av, 20x 100. Jno Gruhn. Crescent st (*), ws, 200 n Blake av, 20x 100. Jno Gruhn. 3,500

Crescent st, (*) ws, 220 n Blake av, 20x 100. Emma Gruhn.

Crescent st (*), ws, 240 n Blake av, 20x 100. Emma Gruhn. 3,500

Crescent st (*), ws, 260 n Blake av, 20x 100. Emma Gruhn.

Dean st, ss, 240 e Ralph av, 20x107.2; Philop Meyerowitz. 6,000 Macon st, ns, 82 e Stuyvesant av, 18x 100; Chas D Francis. 4,725

Meserole st, ss, 183 w Lorimer, 21x100; Julia McPhillips. 2,270

Bay 11TH st, es, 321.5 s Cropsey av, 50 59.6 to Bennetts la, x50.5x63.3; with-

W 15TH st, swc Neptune av, 90x237.7 to W 16th; Otto Huber Brewery. 22,000 57TH st (*), ns, 140 w 21 av, 13.4x99.5; Margt J Franklin. 500

Margt J Franklin. 500

58TH st (*), ns, 200 e 12 av, 40x100.2;
Eagle Savings & Loan Co. 3,000

73D st, (*), sec Narrows av, 220x100;
Christine Greiner. 6,800

S4TH st (*), ss, 620 w Fort Hamilton av, runs s100xw70.5 to 5 av, xn71.9xe47xn25xe—to beg; Michl Murphy. 3,000

Clinton av, ws, 54.5 n Fulton, 80x100; Wm Gremler. 15,000

Rockaway av, sec Dean, 24.5x100; Ste-

Rockaway av, sec Bergen, 27.9x77; Sheriffs sale of all right, title, &c; read-vertised for Feb. 2. WM. P. RAE CO.

Bergen st, ns. 355 e Buffalo av, see Lincoln pl, ns, 369.7 w Buffalo av.

Essex st (*), ws, 125 s Sutter av, 25x 96; Amelia Hames.

Jefferson st (*), nws, 100 ne Evergreen av, 25x100; Jno K Gruebel. 2,750

av, 25x100; Jno K Gruebel. 2,750

Lincoln pl (*), ns, 369.7 w Buffalo av, 160x120.3; also ST JOHNS PL, ss, 399.2 e Rochester av, 80x120.3; also LINCOLN PL, ss, 220 e Rochester av, 80x100; also BER-GEN ST, ns, 355 e Buffalo av, 40x107.7; Barnet Steinfeld et al. 72.000

Lincoln pl, ss. 220 e Rochester av, see nooln pl, ns, 369.7 w Buffalo av.

St Johns pl, ss, 399.2 e Rochester av, see Lincoln pl, ns, 369.7 w Buffalo av.

E 7TH st (*), ws, 540 s Av J, 40x100;
Metropolitan Securities Co. 2,500

17TH st, nes, 100 nw 4 av, 20x115.2; Walter H Dodd. 4,800 Franklin av. ws, 324.9 n Malbone, 20x 91.10x20.6x87.10; Jas C. Pierce. 3,300

JAMES L. BRUMLEY.

Washington av. es, 310.6 n Malbone, runs n224.3xne186.4xse360.9 to Franklin av. xw103.8xs80.4xe87.11 to Franklin av. xs36.11xw76.5xn45.5xw82.10 to beg; Jas C. Pierce.

C. Pierce. 83,000

JOSEPH P. DAY.

(At 14-16 Vesey St., Manhattan.)

Fulton st, 2752, ss, 100 w Miller av, 25x
100, 2-sty fr dwg; exrs sale; Chas H
Smith Co. 2,200

Arlington av, 56, ss, 50 e Miller av, 50, 100, 2-sty & b bk & fr dwg; exrs sale; Albt Nussle.

Miller av, 85, nes, 100 se Arlington av, 25x100, 2-sty & b bk & fr dwg; exrs sale; Conburgton Constn Co. CHARLES SHONGOOD.

Sumpter st, (*) ns, 200 w Patchen av, 25x100; Henry Moeller. 10,500

East 35TH st, (*) ws, 127.8 s Tilden av, 20x100; also EAST 35TH ST, ws, 147.8 s Tilden av, 20x100; also EAST 35TH ST, ws, 167.8 s Tilden av, 20x100; also EAST 35TH ST, ws, 167.8 s Tilden av, 20x100; also EAST 35TH ST, ws, 187.8 s Tilden av, 20x100; Winslow M Burdick. 14,200

East 35TH st. ws. 147.8 s Tilden av. see ast 35th, ws. 127.8 s Tilden av. East 35th st. ws. 167.8 s Tilden av. see ast 35th, ws. 127.8 s Tilden av.

East 35TH st, ws, 187.8 s Tilden av, see ast 35th, ws, 127.8 s Tilden av.

East 35th, ws, 127.8 s Tilden av.

42D st, (*) ns, 100 e 15 av, runs n100.2x e44.4xe25xs83xw60 to beg; also 42D ST, ss, 100 e 15 av, 140x100.2; also 42D ST, ss, 240 e 15 av, 40x100.2; also 43D ST, ss, 120 e 15 av, 40x100.2; also 43D ST, ss, 120 e 15 av, runs n100.2xe260.10xs28.6xs79xw280 to beg; also 43D ST, ss, 100 e 15 av, runs e 435.8xse5.10xs96.2xw440xn100.2 to beg; also 44TH ST, ns, 600 e 15 av, 60x100.2; also 44TH ST, ss, 600 e 15 av, 60x100.2; Chas S Conklin:

12D at the 100 at 15 av, 100 at 15

42D st, ss, 100 e 15 av, see 42d, ns, 100

42D st, ss, 240 e 15 av, see 42d, ns, 100

43D st, ss, 120 e 15 av, see 42d, ns, 100

43D st, ss, 100 e 15 av, see 42d, ns, 100

44TH st, ns, 600 e 15 av, see 42d, ns, 100

44TH st, ss, 600 e 15 av, see 42d, ns, 100

De Kalb av. nws, 225 ne Hamburg av, 5x100; Est of Lorenz Oberle. 6,400 Ridge Boulevard, es, 90.6 s Bay Ridge v, 20x90; Adj to Feb 1.

Voorhies av, (*) nec E 25th, runs e90.4x n150xe14.6xn30xw105xx180 to beg; Johan-na Balaban. 15,000 na Balaban.

ADVERTISED LEGAL SALES.

MANHATTAN AND BRONX.

The following is a list of legal sales for Manhattan and the Bronx to be held at \$the Real Estate Salesroom, 14 and 16 Vesey st., and the Bronx Salesroom, 3156 3d av., unless otherwise stated.

JAN. 20 & 22.

No Legal Sales advertised for these days.

JAN. 23.

20TH st, 220 W, ss, 280 w 7 av, 25x86.7x
25x85.11, 5-sty bk tnt; Kath Elias agt
Owen Treanor et al; Louis W Osterweis
(A), 200 5 av; Matthew P Doyle (R); due,
\$7.120.50; T&c, \$1,724; sub to first mtg
\$22,000; mtg recorded Mar10'03; Saml
Marx.

Bond st, 46, ns, 190.4 w Bowery, 27x100, 3-sty bk loft & str bldg & 1-sty ext; also GREAT JONES ST, 53, ss, 126.10 w Bowery, 27x100, 1 & 2-sty bk loft & str bldg; Mayhew W Bronson agt New York Life Ins & Trust Co trstes et al; Grenville T Emmet (A), 52 Wall; Julius H Seymour (R); partition; Bryan L Kennelly.

(R); partition; Bryan L Kennelly.

Centre Market pl, 7, es, 198.11 n Grand, 24.8x42.2x25x46.1, 4-sty bk stable; Felice Tocci agt Nunziante Forlenza et al; M Montefiore Henschel (A), 271 Bway; Jas Dunne (R); due, \$5,653.81; T&c, \$220; sub to a first mtg \$14,000; mtg recorded Sept4 '07; Joseph P Day.

Great Jones st, 53, see Bond, 46.

Sullivan st, 48-50, ws, 24 n Watts, runs n43.4xw61xs28.2xse17xs11.4xe39.6 to beg, 2 3-sty bk & fr thts & strs; Michl Balletto agt Stefano S Casassa et al; Wm E Cook (A), 309 Bway; Harry N Wessel (R); partition; Joseph P Day.

Thompson st, 111, ws. 76 s Prince 25x

Thompson st, 111, ws, 76 s Prince, 25x 75, 5-sty bk tnt & strs; also THOMPSON ST, 106-8, es, 138 s Prince, 38x70, 1 3 & 1 4-sty bk tnts & strs; Giovanni M Malatesta agt Stefano S Casassa et al; Wm E Cook (A), 309 Bway; Harry N Wessel (R); partition; Joseph P Day.

Thompson st, 106-8, see Thompson, 111.
69TH st, 307 W, ns, 125 w West End av, 25x100.5, 5-sty bk tnt & strs; Morris H Petigor art Hyman Kessler et al; Action No 1; Edw Petigor (A), 128 Bway; Phoenix Ingraham (R); due, \$6,227.85; T&c, \$335.29; sub to mtg \$12,000; D Phoenix Ingraham.

graham.

69TH st, 309 W, ns, 150 w West End av. 25x100.5, 5-sty bk tnt & strs; Same agt same; Action No 2; same (A); same (R); due, \$6,222.15; T&c, \$427.03; sub to mtg \$12,000; D Phoenix Ingraham.

11TH st, 53 W, ns, 125 e Lenox av, 25x 100.11, 5-sty bk tnt; Helena A Banks et al as exrs agt Chas Meshel et al; Jno D Prince, Jr (A), 164 Montague, Bklyn: Louis B Hasbrouck (R); due, \$6,015.50; T&c, \$1.117.17; sub to pr mtg \$21,500; Herbert A Sherman.

Matthews av, es, 150 s Brady av, 25x100, Van Nest; Fidelity Development Co agt Anna Mahler et al; Gifford Hobbs & Beard (A), 5 Nassau; Nathan D Perlman (R); due, \$1.334.48; T&c, \$83.96; Joseph P Day, at 3156 3 av.

JAN. 25.

Academy st, ws, 100 s Seaman av, 50x 157.3x50.7x165.1, 2-sty fr dwg & 1-sty fr rear stable; Mutual Trust Co of Westchester Co agt Augustus Kranich et al; Dex-

ter, Osborn & Fleming (A), 71 Bway; Henry Smith (R); due, \$8,792.01; T&c, \$727.11; Joseph P Day. S5TH st, 161 E, ns, 204.5 w 3 av, 25.6x 102.2, 2 & 3-sty fr stable; Ellen Wade agt Bridget Loughlin et al; Robt J Culhane (A); 60 Wall; Adam Wiener (R); parti-tion; Joseph P Day.

119TH st, 133 E, ns, 315 e Park av, 18.9 x100.11, 4-sty bk tnt; Mary N Crosby agt Alice M Doughty et al; Jno M Rider (A), 44 Cedar; Jeremiah T Mahoney (R); due, \$8,661.26; T&c, \$609.35; Joseph P Day.

178TH st, 752 W, see Pinehurst av, 5-9.
178TH st, W, swe Pinehurst av, see
Pinehurst av, 10.

Pinehurst av, 10.

Pinehurst av, 5-9, sec 178th, (No 752 W)
127.6x96.4x127.8x101.11, 3 5-sty bk tnts;
Lincoln Mortgage Co agt Peto Realty Co
et al; Henry A Blumenthal (A), 100 Bway;
Thos N Cuthbert (R); due, \$24,042.55; T&c
\$4,558.43; sub to pr mtg \$140,000; mtg recorded June2'10; Joseph P Day.

Pinchurst av, 10, swc 178th, 130x92.8x 130.1x87.3, 6-sty bk tnt; Jacob Hirsh agt Peto Realty Co et al; Max Stern (A), 64 Wall; Wilford H Smith (R); due, \$118,578; T&c, \$3,283.64; mtg recorded Apr9'10; L J Phillips & Co.

JAN. 26.

JAN. 26.

Montgomery st. 67, es. 47.6 n Cherry, 21.10x58.7x20.5x57.5, 6-sty bk stable & factory. Home for Incurables agt Jos Elias et al; Roosevelt & Kobbe (A), 44 Wall; Edmund J Tinsdale (R); due, \$16,611.06; T&r, \$1,015.12; Joseph P Day.

47TH st. 220 E, ss, 311 w 2 av, 19x100.5, 5-sty bk tnt & strs; Alphonsus L Poole exr, &c, agt Wm Weinstock et al; Middleton S Borland (A), 31 Nassau; Wm W Pellet (R); due, \$3,301.64; T&c, \$462.78; sub to mtg \$8,000; Joseph P Day.

\$2D st. 306 E, ss, 100 e 2 av, 25x102.2, 2-

S2D st, 306 E, ss, 100 e 2 av, 25x102.2, 2-sty bk office & 2-sty bk rear tnt; Prisca Cramme agt Abr Jacob et al; Henry P Botty (A). 302 Bway; Roger A Pryor (R); due, \$9,844.10; T&c, \$191.64; Joseph P Day.

99TH st, 257 W, ns, 192 w Bway, 1 101.11, 3-sty & b stn dwg; Evelyn C Maley agt Mary B Cunningham et al: Jos Duross (A), 100 Bway; J Campbell Thom son (R): due, \$4,960.24; T&c, \$320.39; st to mtg \$18,000; Joseph P Day.

112TH st, 71-7 on map 71-5 E, see Park v, 1564-8.

av, 1564-8.

119TH st, 441-9, ns, 113 w Pleasant av, 100x100.11, 2 6-sty bk tnts & strs; also 120TH ST, 438-46 E, ss, 105 w Pleasant av, runs w986.8xs100.11xe66.8xn1xe20xn99.11 to beg, 2 6-sty bk tnts & strs; Helen O Zurich agt Max Epstein et al; Eisman, Levy Corn & Lewine (A), 135 Bway; Chas L Hoffman (R); due, \$19,536.50; T&c, \$—; mtg recorded Dec31'06; Joseph P Day.

mtg recorded Dec31'06; Joseph P Day.

120TH st, 43S-46 E, see 119th, 441-9 E.
165TH st, 31S E. ss, 70.8 e Findlay av,
35.8x101.11x35.9x99.5, 5-sty bk tnt; Adelaide
K Rhinelander agt Hadden Realty Co et
al; Miller & Hartcorn (A), 20 Nassau;
Phelan Beale (R); due, \$24.154; T&c, \$1.446.88; mtg recorded May24'11; Joseph P
Day, at 3156 3 av.

Park av 1564-8, pwg. 119th, (Nas. 71.7)

Park av. 1564-8, nwc 112th, (Nos 71-7 on map 71-5), 100.11x70.10, 2 6-sty bk thts & strs: Susan Van Praag agt Epstein-Cohen Co et al; Eisman, Levy, Corn & Lewine (A), 135 Bway; Chas L Hoffman (R); due, \$22,144.09; T&c, \$1,830.42; Joseph P Day.

JAN. 27.

No Legal Sales advertised for this day.

JAN. 29.

Van Nest av. 868, ss. 165.8 w Bronxdale av, 25x81.1x25.3x84.8. Van Nest: Julia A Ford agt Rachel Bailey et al; Wm C Arnold (A), 120 Bway: Francis W Pollock (R); due, \$3,915.31; T&c, \$95.55; Joseph P Day, at 3156 3 av.

ADVERTISED LEGAL SALES.

BROOKLYN.

The following is a list of legal sales to be held at the Brooklyn Salesroom, 189 Montague st., unless otherwise stated.

JAN. 20.

No Legal Sales advertised for this day. JAN. 22.

JAN. 22.

Ditmas av, nov Ocean av, 100.5x100; Wm Hawkins agt R Evelyn Norton et al; Henry J Davenport (A). 375 Pearl; Francis C Koehler (R); Wm H Smith.

East 42D st, es, lots 36 & 37, block 40; Anna Hoffman agt Jas Holoman Barrett et al; Surpless. Moore & Williams (A). 215 Montague; Henry Hetkin (R); Chas Shongood.

Lenox rd. sec E 49th, runs e119.2xs247.10 x w20.4xn102.10xw100xn40xe100xn54.5xw100 xn50 to beg! Giuseppe Campisi agt Miranda M Edwards et al; Francis L Corrao, (A), 189 Montague; Chas Clark (R); Wm P Rae.

Lots 40, 41 & 157 & 158. Official Map of Wallabout Market, leaseholds. &c; Peoples Trust Co art Dutchess Cider & Vinegar Co et al; Wingate & Cullen (A), 20 Nassau, Manhattan; Edw L Collier (R); Wm H Smith.

JAN. 23.

McKibben st. ss. 50 w Humboldt, 25x 100; Harry Zirinsky agt Edw A Jeny et al; David Zirinsky (A), 67 Morrell; Horatio C King (R); Chas Shongood.

7TH av, nwc 20th, 34x80; Israel I Bernstein agt Meyer Davidoff et al; Chas Eno (A), 63 Park row, Manhattan; Henry B Ketcham (R); Jas L Wells.

Putnam av es 150 s Evergreen av 25x

Putnam av. es, 150 s Evergreen av. 25x 100; State Bank agt Parkway South Realty Co et al; Jos J Schwartz (A), 361 Stone av; Jos J Speth (B); Wm H Smith.

JAN. 24.

St Johns pl, ns, 205.4 w Schenectady av, 26.4x120.3; Martha B Munn agt Isidor G Hagenacher et al; Edwin Kempton (A), 175 Remsen; Wm M Sullivan (R); Wm P Rae.

Melrose st, 125; Michal Wojnarowski agt Kosciuszko Polish National Assn of Bklyn, NY Inc et al; Anton Gronich (A) 203 Bway Manhattan; Walter Stilwell (R); J H May-

Willoughby av, ss, 175 e Marcy av, 18.9x 100; Betsy Sonschein agt Julia Epstein et al; Herman Gottlieb (A), 320 Bway, Man-hattan; Frank H Curry (R); Chas Shon-good.

4TH av, nwc 65th, 125x100; Herman B Schlobohm agt Jno H Muller et al; Jno J Bakerman (A), 5014 5 av; Wm A Moore (R); Chas Shongood.

Atlantic av. ss, 108.6 w Sackman, 19.4x 100; Frank Lopardo agt Santilio Tolve et al; Israel M Lerner (A), 102 Delancey, Manhattan; Louis E Kuster (R); Wm H Smith.

East 3D st, ws, 145 n Neptune av, 20x80; Jane E Williamson agt Edmund S Koll-myer et al; Rufus T Griggs (A), 31 Nas-sau, Manhattan; Henry Weisman (R), Wm H Smith

H Smith.

60TH st, sws, 360 se 13 av, 20x100; Vincenzo Decesare agt Pasquale Torsitano et al; Antonio Madeo (A), 26 Court; Marcus B Campbell (R), Wm H Smith.

Silliman pl, ns, 110 e 2 av, 20x100; Buckley, Woodhull & Burns agt Phoenix Development Co et al; Harvey O Dobson (A), 189 Montague; Jas L Goodwin (R), Wm H Smith.

East 3D st, ws, 125 n Neptune av, 20x 80; Jean A Gardner agt Edmund S Kollmyer et al; Rufus T Griggs (A), 31 Nassau, Manhattan; Harrison C Glore (R), Wm H Smith.

Wm H Smith.

East 34TH st. ws, 207.4 s Linden av, 22.10x100; Rosa Fink agt Jno Reilly et al, Action No 1; Jas Moffett (A), 894 Bway; Wm D Dickey (R); Wm H Smith.

East 34TH st. ws, 253 s Linden av, 23.2x 100; also E 34TH ST, ws, 276.2 s Linden av, 23.7x100x22.6x100; same agt same; Action No 2; Jas Moffett (A), 894 Bway; Wm D Dickey (R); Wm H Smith.

JAN. 25.

E 16TH st, es, 540.5 s Dorchester rd, 59.11x109.1x16.4x100; Lawyers Mtg Co agt Grace L Shapter et al; Cary & Carroll (A), 59 Wall; Henry B Ketcham (R); Jas L

JAN. 26.

Reid av. ws, 81 s Quincy, 19x75; Graff Furnace Co agt Jno C Austin et al; Geo F Alexander (A), 315 Washington; Thos F Haggerty (R); Thos F Haggerty at Coun-ty Court House at 12 o'clock noon.

Orange st, sec Columbia Heights, 101.6 x60.10; Realty Associates agt Realty Investigators Corp, et al; Jas L Goodwin (A), 175 Remsen; Jos J Speth (R); Wm H Smith.

Bay Ridge av, ss, 596.11 e 4 av, 20x95.11; Pher Nelson agt Abels, Gold Realty Co et al; Jos A Seidman (A), 61 Park row, Manhattan; Edwin Kempton (R); Chas Shongood.

Shongood.

North Elliott pl, ws, 345.8 s Flushing av, 17.1x98.6; Cath C Hall agt Jacob Barkow et al Louis Karasik (A), 44 Court; Chas Harwood (R); Wm H Smith.

Sackman st, ws, 132.7 n Atlantic av, 17x 80; Geo W Brush agt Anna Schumann et al; Geo W Pearsall (A), 49 Court; Henry S Rasquin (R); Wm H Smith.

53D st, ss, 320 e 7 av, 20x100.2; Harriet J Fielding agt Robt W Firth et al; Justus W Smith (A), 60 Wall; Chas Harwood (R); Wm H Smith.

Fountain av, ws, 542 n Liberty av, 18x

Fountain av, ws, 542 n Liberty av, 18x 100; Catharina Kampfe agt Walter M Engel et al; Geo H Boyce Jr (A), 192 Montague; Everett Caldwell (R); Wm H

Washington av, ws, 250 s Willoughby av, 75x200; Kings County Trust Co agt Frank Thorne et al; Geo V Brower (A), 44 Court; Alvah W Burlingame (R); Wm H

East New York av, ss, 60 e N Y av, 20x 100; Jno F Saddington agt Belle Rosenson et al; Geo R Alexander (A), 315 Washington; D T O'Brien (R); Wm H Smith.

JAN. 27.

No Legal Sales advertised for this day. JAN. 29.

Flatbush av, nes, 145.9 se St Marks av, 20.4x85.6; Justus C Miller agt Lena Price et al; Isidor F Greene (A), 44 Court; G Storms (R); Chas Shongood.



Wants and Offers

Broadway Corner Office

in the eighties, near subway, size 25x30, all light, to sublet to Oct. 1st, 1914, at \$1,200 per annum. Suitable for Real Estate. Dentist, Demonstrating Room, Studio, Stock Broker and Intelligence Office. Liberal Commission will be paid to Agent effecting lease.

HOLLY, 2379 BWAY.

WANTED—Properties, sale or rent; send particulars; satisfactory results assured. DUFF & CONGER, Madison Ave., Cor 86.

DUFF & CONGER, Madison Ave., Cor 86.

A GROWING concern has opening for young architectural draughtsmen with natural tent towards salesmanship. The requirements are natural ability, clean, wholesome character and desire to train for the future. Preference will be given men brought up in the country with college training. State age, qualifications, salary expectations and nativity. Address "ERNEST," Box 31. Record and Guide.

REAL ESTATE FIRM on Fifth Avenue wants high class salesman and renting man for private house section from 42nd to 86th Street, either on straight salary or salary and commission basis. BOX 33, Record and Guide.

LAWYER, real estate specialist (35).

LAWYER, real estate specialist (35), desires annual retainer from company or individual to handle all legal business; reasonable terms; Christian; BOX 30, Record and Guide.

ord and Guide.

BROKER, having office in up-to-date building, Liberty Street, will share same, or let desk room to desirable tenant. BOX 32, Record and Guide.

YOUNG MAN, college graduate, secretary-manager of apartment houses, at present employed, seeks position of similar nature. BOX 34, Record and Guide.



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Bricklaying and other out-door building operations, which had been held up for several weeks by the intense cold, were permitted to resume by the moderate weather toward the last of the week.

The first effect of the proposed civic center on adjacent real estate has appeared in the form of a project to build an eighteen-story office building at 43 Centre street on a site of about half a city lot.

What is believed to be the record price for inside lots on Madison avenue was paid this week by Charles & Co. for the narrow frontage at No. 327. The purchase price is given on good authority at \$200,000, or about \$10,000 a front foot. The highest earlier price known to brokers in the neighborhood was \$6,000 a front foot.

A feature of the real estate show this spring will be the exhibits of a number of the well-known suburban communities within a radius of 30 miles of New York. These communities will be represented by their civic bodies or boards of trade and will present the advantages of their respective towns to those New Yorkers who are looking for a suburban home within commuting distance.

An ordinance introduced by Alderman Nicoll provides that chauffeurs of taxicabs must "not be addicted to strong drink," that they must be "clean in dress and person and of good repute," more than five feet tall and strong enough to handle the baggage of passengers. Chauffeurs who answer these specifications should be able also to handle passengers of the early morning variety.

Senator Duhamel of Brooklyn has introduced a bill at Albany providing for a boulevard to connect the Shore road with Coney Island. It is to extend along Cropsey avenue and Harway avenue, and is to be known as Benson Parkway, in commemoration of Egbert Benson, the first member of Congress elected from New York State. Benson resided in what is now known as Bensonhurst. The boulevard is to be under the jurisdiction of the Park Department.

In order to hold the interest of its members and promote co-operation among them, the Brooklyn League has arranged a series of meetings during the winter and spring, at which subjects of current local interest will be presented for discussion. With a view to the convenience of members, the successive meetings will be held in different localities, including the Bedford, Williamsburg, South Brooklyn, East New York, Downtown and other districts. The first meeting took place yesterday in Association Hall, on Bond street, near Fulton, the topic of the evening being fire prevention. The principal speaker was Fire Commissioner Johnson. One of the fire chiefs present at the Equitable fire told of his experiences there, and motion pictures of the fire were shown. The topic for the next meeting, which will be held on January 29, is the enlargement and improvement of freight and dock terminals in Brooklyn and Long Island. Dock Commissioner Tomkins will address this meeting.

Unfortunate for Seventh Avenue.

May not the people of New York reasonably demand that their responsible officials get together on the questions involved by the construction of the new subways? At present it looks as if the negotiations which have been proceeding for some time between the city and the Pennsylvania Railroad Company would again prove to be abortive, and that such a failure will take place, in spite of the fact that with one exception every member of the Board of Estimate admits the desirability of dividing the new subways between the Brooklyn Rapid Transit and the Interboro companies. The mayor has always been in favor of accepting the proposition of the Interboro company to construct and operate the new system without any guarantee from the city. A majority of the Board of Estimate, on the other hand, favor the grant to the Brooklyn Rapid Transit of the Broadway-Seventh avenue line—a grant which, because of the additional competition which it introduced, compelled the Interboro company to demand a guarantee for its past or any future investment in New York rapid transit. The city has already accepted the principle of a guarantee in its arrangement with the Brooklyn company. But the mayor objects to such guarantees and clings to the alternative contained in the original offer of the Interboro company.

The majority of the Interboro company. The majority of the Board of Estimate, on the other hand, insist upon the desirability of the Broadway-Seventh avenue line and are willing to make some guarantee to the Interboro company. Yet apparently they are not willing to guarantee as much as the bankers of the company demand as a necessary condition of the borrowing of the large sum of money which the Interboro company is to supply. As a matter of conservative finance, Mayor Gaynor may be right in perferring the comparatively moderate risks and responsibilities to the city, involved by the original Interboro' offer, but the city certainly stands to gain a great deal from the construction of the Broadway-Seventh Avenue line. As long, consequently, as his colleagues are determined to give the Brooklyn company an entrance to Manhattan and as long as the advantages of such a policy are considerable and manifest, the mayor may reasonably be asked to yield this point and to co-operate with the majority of the Board in seeking some satisfactory solution on that basis. Neither does it seem as if once the desirability of granting a share of the new systems is admitted and the principle of a guarantee is accepted, it should be impossible to reach a mutually satisfactory decision as to the amount of that guarantee. If the city wishes the co-operation of the Interboro' company and the capital which it can supply, the city must be willing to pay as much for it

as the capital is worth.

It cannot ask the Interboro' company to borrow it on terms which will impair that corporation's credit, and whether the additional capital is supplied by the Interboro' company or not it must be raised and it must be raised at the city's risk. No doubt the city could actually borrow the money needed for the other Manhattan subways cheaper than could the Interboro' company, but in case it adopts such a course it will incur certain other more expensive disadvantages. It will leave almost one-fourth of the central borough entirely unprovided with rapid transit, which at the same time taking the real estate in that district for the cost of the new system. It will be tieing up a large proportion of its borrowing capacity, for an indefinite period, and thus hampering its ability to provide for its citizens other desirable improvements. It will be diminishing the receipts and the efficiency of the new subway system, compelling many of its citizens to pay unnecessary additional taxes, and hampering the symmetrical growth of the city by the mal-adjustment among the different parts of its system of circulation. The matter is of such vital importance and the grounds of possible agreement in the interest of the best available transit system so obvious that

any failure to reach an agreement will amount to a grave indictment of the existing management of New York's municipal business.

The General Post Office.

A bill has been introduced into Congress enabling the city to recover the sites of the present General Postoffice, but only a very innocent person can cherish any expectation of its passage. Congress is always niggardly with New York City, and Western representatives and senators will object to the expense necessarily attending the purchase of a new site and the erection of a new building. New York knows, as the result of its experience with the County Court House, that it is not easy or cheap to find good sites for public edifices in the lower part of Manhattan. There is, however, one site available which, if it would not be cheap would be both convenient and available. The proposed Broadway subway turns west just north of Vesey street and runs under the Astor House. If it is constructed, the Astor House will have to come down, and the city will be obliged to condemn either the whole property or the easement. In either event, there would be a vacant site adjacent to the present Postoffice, would constitute perhaps the best site in the city for a new one. Neither need this site cost the General Government an extortionate sum. With the easement deducted the right to put a building on the plot should not cost so very much. But it must be admitted the chances of such a desirable arrangement are for the present exceedingly slender. Southern, Middle Western and Western Americans like to visit New York, but they do not take any pride in its appearance, and they do not participate in the sense of discomfiture which every intelligent New Yorker feels when he looks upon the ugly and inconvenient General Postoffice. The present building is, we fear, more likely to be renovated and modernized than removed. The Government will soon have a new postoffice uptown and as soon as it is in use the old building will be large enough for its purpose, and the substitution of a new and better structure cannot be urged on grounds of inadequacy. Eventually it must come down, but young men may well grow old before the eventuality will a

Court House Questions.

The report of the committee of the Board of Estimate in relation to the site for the new County Court House has received general public approval. It represents a fair compromise among the conflicting demands, which have already delayed the constructon of the court house for some ten years. A cheaper and better site could have been found uptown, but the lawyers wanted to keep the building near their present offices. A dearer but a better site could have been found downtown, but the county could not afford to buy as much Broadway and Chambers street property as was needed for the new building. Public opinion was minorably opposed to any further appropriation of City Hall Park.

The proposed site meets all these different requirements. It will not cost the city too much. It is situated near the existing court house. It redeems a neglected and squalid district, and it provides additional sites for other buildings, as soon as the city is prepared to build

The proposed site meets all these different requirements. It will not cost the city too much. It is situated near the existing court house. It redeems a neglected and squalid district, and it provides additional sites for other buildings, as soon as the city is prepared to build them. If it is carried out the opportunity offered by the erection of the court house for making Manhattan a better-looking city could not be entirely neglected, while at the same time the resources of the county will not be excessively strained. The irregular shape of the plot proposed for the site of the new building ought to afford an opportunity for an unusually original and interesting design.

We have seen no estimate as yet of

original and interesting design.

We have seen no estimate as yet of the amount of floor space which will be required in the new court house, and, consequently, of the height of the structure which will be erected on the proposed site; but no respect for the traditions of monumental design should pre-

vent the Board of Estimate from erectvent the Board of Estimate from erect-ing as high a building as may be neces-sary to provide for the needs of the future as well as those of the present. American architects are not successful enough in designing monumental edifices enough in designing monumental edifices to justify the city in being extravagant for the sake of architectural effect. The cost of the new building should be kept down, just as the cost of the new site has been kept down.

The Week in Real Estate.

The Week in Real Estate.

Continued activity in the midtown and Fifth avenue sections was the characterizing feature of the Manhattan real estate market this week. A number of fairly expensive parcels were either sold or leased; operators, investors and business houses all being represented among the purchasers. One of the best indications of returning confidence is the fact that in many of the recent sales investors have been interested and this has applied about equally to both mercantile and apartment house properties. Lower Manhattan was rather inactive, but a fair amount of well distributed selling was reported above 59th street, and several parcels affected by the Lexington avenue subway were picked up by operators.

Considerable interest attaches to the purchase by Charles & Co. of the lot at 320 Madison avenue, lying between their new building at the corner of 43d street and the parcel owned by them at No. 327. The lot measures 20.10x100 and the price paid is reported on good authority to have been \$200,000. This, if true, certainly breaks all existing records for Madison avenue but, of course, is not a fair criterion of values on that avenue, as the strategic position of the lot enabled the owners to demand a price far in excess of current selling figures. There is very little property for sale in this part of the avenue, and the best previous price known to have been obtained for inside lots in this immediate vicinity is about \$6,000 a front foot. This thoroughfare has been forging ahead rapidly of late and appears to be destined in time to become, to a certain degree, a rival of Fifth avenue as a location for high class shops.

Building sites on 38th and 39th streets continue to prove attractive to operators and several more sales took place there this week. A plot of 43 feet at 31 and 33 West 38th street was taken by Elisha B. Springs for improvement, and Judson S. Todd, who last week acquired 62 and 64 West 39th street, added to his holding by taking in the three abutting parcels at 63 to 67 West 3

east corner of Fifth avenue and 420 street.

The Pennsylvania district was represented by two plot sales on 30th street, west of Sixth avenue, and both of the pieces involved will soon be improved. Selling on the West Side is very limited in volume and is confined largely to apartment house trading; the private house market has disappeared almost entirely and prospects for business in this line for the immediate future are extremely dull.

Bronx trading was very light this week and no sales of any great importance were put through. Brokers, however, report an encouraging outlook for the near future, especially along the line of factory development.

AVIOR I

an encouraging outlook for the near future, especially along the line of factory development.

A considerable amount of money is available for mortgage purposes in both Manhattan and the Bronx, increased somewhat since the first of the year by the payment of dividends on other investments. Good applications are harder to find than money and any reasonable loans are being quickly taken up. Building loan money is not much in evidence, the people controlling funds of this nature still being somewhat afraid to encourage too much speculative building.

The unusually cold snap which this city has recently endured, has had the effect of slowing up real estate activity in Brooklyn, and selling in that borough has been light this week. Brooklyn suffers more from weather conditions than Manhattan, especially in the suburban territory, as a greater part of the dealing is concerned with one and two-family dwellings and it is exceedingly difficult to induce prospective nurchasers to inspect property under adverse weather conditions. The most important sale reported, involved the two elevator apartment houses at 7 to 17 Glenada place, which were taken in trade for property in southern. New Jersey. These houses figured

last year in an exchange for two apartment houses on Washington Heights.

A very fair amount of suburban selling was reported from Queens and other Long Island districts. According to the Building Department records, there has been a revival of construction activity in Queens during the past week, the total of plans filed during the period amounting to \$161,528. The trend has been in the direction of large structures, very few applications being made for single houses.

The scheduled increase in the price of structural and fabricated steel which was to have become effective on January 15 has been averted and upon that fact rests the welfare of the whole building material market for the immediate future, or until the building season opens up in the spring. Coming as it did with a return to mild building weather, there was a noticeable strengthening in the whole market.

Building plans just now depend largely

arket. Building plans just now depend largely for progress. Small

a noticeable strengtnening in the whole market.

Building plans just now depend largely upon two factors for progress. Small operators are willing to go ahead with work before the spring if prices are attractive but they must have assurances that prices will have a gradual rising tendency during the spring season. In the first case, the action of the steel interests in averting the talked-of advance is most satisfactory to builders and in the second place, it now seems probable that the present low levels will not be maintained for very long. Just as soon as the independent mills fill to a safe proportion of capacity for near future deliveries, prices will go up and other materials are almost sure to follow suit.

Consumers are inclined to feel somewhat nervous about 1912 building lumber prices because of the large number of big combinations of timber companies in the West and South. Dealers are anticipating heavy competition and are therefore not laying in stocks sufficient to carry them far into the future. The wholesalers assert that these combinations are being arranged in anticipation that the Eastern market will be put in closer touch, by the Panama Canal, with the rich Western lumber lands. Southern lumber centers will be made ports of call and it is expected that with better shipping facilities, lumber supplies in this market will be easier to get and will serve to cut down prices, or, at least to maintain them at levels no higher than those now prevailing.

The nervousness of lumber consumers is unwarranted, as far as the 1912 market

at levels no higher than those now prevailing.

The nervousness of lumber consumers is unwarranted, as far as the 1912 market is concerned. The best advice the market affords is to ignore these big deals and stock up as usual. Prices are almost sure to advance later in the season, wholesalers say, and retailers will not find supplementals as safe to rely upon as formerly owing to the general curtailment in production.

production.

Common brick is in a dull market.

There were only four cargo sales at the wholesale docks last week and in the fore part of this week there was little brick moving, either from dock or yard, to job.

Linseed oil probably will move to high-room as buying is resumed.

brick moving, either from dock or yard, to job.

Linseed oil probably will move to higher levels as soon as buying is resumed. Consumers are purchasing from hand to mouth, and as soon as their present supplies run low, the demand will be sufficient to over-top the eighty-cent point.

Quotations on Portland cement are going lower than ever. Lists read \$1.18 to \$1.25 this week, wholesale. There is no immediate prospect of an improvement in these conditions, until the tremendous supply now on hand is worked off.

Postal Savings Banks Versus Real Estate.

Postal Savings Banks Versus Real Estate.

Editor of the Record and Guide:

I notice that the postal savings banks are considering receiving deposits of more than \$500 from individual depositors. This is, as you know, in direct competition with the savings banks of the city. As the money deposited in the savings banks is invested largely in real estate mortgages, it will eventually curtail a large amount now invested in real estate.

This money is generally invested in the district in which the bank is situated and there will be more difficulty in obtaining loans from savings banks than at present.

Savings banks are administered by boards of trustees who receive no monetary consideration for the work which they do, and in cases like the savings banks in the Bronx they are administered by trustees who pay the running expenses and do all the work practically free, and for many years render themselves responsible for these expenses and in some cases go into their pockets for \$1.500 to \$2,000 until the banks are self-supporting.

It does not seem just, therefore, that in supporting.

supporting.

It does not seem just, therefore, that in cities like New York, the Government should enter in competition with the savings banks or do anything to affect real

estate interests, and I think all the savings banks should take up the matter and protest against postal savings banks in the City of New York which is so amply supplied with local savings banks.

J. CLARENCE DAVIES.

Consulting Engineer, Auerbach Factory.

Consulting Engineer, Auerbach Factory.

Editor of the Record and Guide:

I should like very much to add to the description of the Auerbach factory published last week a fact which was omitted through my own neglect. In sending you the information I failed to mention the important services rendered as consulting structural engineer by Mr. Eugene W. Stern.

In modern architectural practice the structural engineer is more and more taking the place of chief co-adjutor. At one time he was considered a necessary nuisance to be avoided whenever possible. Some of us realize to-day that tall buildings will never look like tall buildings until the architect and the engineer really co-operate. Having this idea in mind it is particularly unfortunate that no mention was made of Mr. Stern in the article referred to. Very truly yours, ROBERT D. KOHN.

The Single Tax at Free Acres.

Editor of the RECORD AND GUIDE:
Your recent symposium on the SullivanShortt bill was of great interest not only
to professors of political economy and real
estate dealers but also to that much larger
class—real estate users, of which I am-

The Sullivan-Shortt bill may not materially relieve congestion of population in New York, although it could not help being a means to that end; but there is a way in which it will benefit some property owners that seems to have been overlooked. The law of New York forbids dark rooms, yet there are still about 100,-000 of them to be changed.

Under the existing tax system every change made to better such houses leads to an increased assessment. The owner must and will shift such increase to the tenant, who, for the most part, is already paying all the rent he can afford. The increased rent forces him either to move to worse quarters, to increase the number of "boarders" he takes, or to ask charity organizations to supplement his income. The purpose of the law is defeated, and neither owner nor tenant benefited. The improvement of the dwelling would not increase site value, so that if the whole of the tax, or even the major portion of it, was levied on the land alone, the State, the house-owner and the tenant would all profit by it.

For there is no justification for Mr. Dowling's contention that "the higher the tax on land the less of it people can use. It is the same as sugar or other necessaries of life—the greater the tax placed on it, the less the consumption per capita." Though the tax equalled the whole value of land it could not lessen the amount of land, nor the necessity of human beings to use land to maintain life. But such a tax would throw land into use, because there would be no profit in holding it out of use. It would be absolutely worthless to the holder unless it could be made to yield some return. Land is the only thing that cannot be made scarce by taxation. Sugar could be taxed out of use altogether. Anything whose quantity is variable could be taxed out of existence, but so stable a thing as land could not be so affected, and so long as population increased, the demand for the use of land would increase, no matter what the tax. This is not true of buildings. They could be taxed so heavily as

1911 Jan. 12 to 18

Jan. 1 to 18 109 \$648,588 \$79,189

stated should first "try it on the dog."
Let me cite him an instance of it. Out in Jersey there is a community called "Free Acres," run on just that principle. About sixty-five acres of land is held by the community, who pay taxes only on the site value. They do not tax any improvements, and as a consequence every holder of land improves it to the limit of his ability. A friend of mine has been able to build a little bungalow there and thus secure a stake in the community which gives a special interest in establishing good living conditions. Others have done the same thing, none of whom could have afforded to build had they to pay a speculative price to secure the land first. The revenue collected by taxing land values is first expended in meeting State and county taxes, and the remainder is used for public purposes, such as driving public wells, building roads, etc.

The effect of this community has been to increase the value of adjacent lands held under ordinary conditions for a rise in value. The land held by the community was three years ago a neglected farm, and adjacent lands were practically valueless. Two seasons have altered this. The demand for building sites in the community has exceeded the possibilities of the area held by it, and surrounding parcels of land have risen in consequence. This actual occurrence would seem to answer Mr. Louis V. Bright's contention that the proposed change "would tend to lower the values of unimproved land, and by stimulating building would affect adversely all real estate values."

The growth of the community of Free Acres (Berkeley Heights, N. J.) and the increased value of unimproved lands in its vicinity seems to me to be an unanswerable argument in favor of the modern theory of taxation. Western coast cities in Canada and this country will be still further proof of the correctness of this theory in a very short time hence.

THOMAS BERKELEY.

Coming Real Estate Show.

Announcement of the plans for the suburban home competition to be held in connection with the real estate show at the Grand Central Palace the week beginning March 30, has created wide interest judging from the numerous inquiries received by the management during the past week. This competition is not limited to architects alone, but is open to every one having ideas as to the best design for a six or seven-room house with relation to the development of a lot 50x150. The design must be for a house to cost not more than \$3,800, and for the reason that the construction is not restricted to any particular kind of material it is expected that all of the "unit" builders will furnish designs exploiting their various methods of construction. Cash prizes will be awarded those showing the best plans and elevations, and Frank H. Holden will act as advisory counsel for the management. The chitects will prevail.

Manhattan Bridge Car Line.

A petition has been filed with the Board of Estimate by the Brooklyn and North River Railroad Co. for a franchise to operate a double-track street surface railway by the overhead trolley system from a point at or near the intersection of Canal street and the Bowery, over Manhattan Bridge to Fulton street, Brooklyn. The petition is conditional upon the company obtaining trackage rights from the existing companies to operate to the North River at or near Desbrosses street. Two other independent companies have asked for the same privilege. The Brooklyn and North River Railroad Company was formed December 30, 1911.

New Trolley Line Delayed.

Because of the inability of the contractors to get the 750-kilowatt generator set up in the new power house in Chatham, N. J., the Morris County Traction Company will not be able to operate cars between Summit and Madison, N. J., before February 1. February 1.

NEWMAN COWAN, one of the first real estate operators to make building loans in this city, died Wednesday, in his 81st year. Mr. Cowan's business activities continued up to 1895. He was a large holder in his time and had properties in many sections of Manhattan. He was one of the first to see the value in the Carnegie Hill section and he made large purchases for improvements there and his family still have holdings there. His latter years were largely taken up with charities and educational advancement,

REAL ESTATE STATISTICS

The following table is a resume of the recorded Conveyances, Mortgages, Mortgage Extensions and Building Permits for the boroughs of Manhattan, the Bronx, and Brooklyn and the Building Permits for the Boroughs of Queens and Richmond for the current week. The right hand column enables the reader to make a comparison with the corresponding week of 1911. Following the weekly tables is a resume from January 1, 1912, to date.

MANHATTAN CONVEYANCES

Ja	1912 n. 12 to 18	Jan. 13 to 19
Total No	\$12,833,000 18 \$439,000 \$380,300	\$7,787,050 \$7,787,050 8 \$543,450 \$458,500
	Jan. 1 to 18	Jan. 1 to 19
Total No		\$26.873,050 \$1 \$2,646,190 \$2,326.000
	ma Large	

Jan. 13 to 19 Jan. 12 to 18 Jan. Total No. Amount. To Banks & Ins. Cos. Amount. No. at 6% Amount. No. at 5½% Amount. No. at 5½% Amount. No. at 4½% Amount. No. at 4½% Amount. Unusual rates Amount. Interest not given. \$3,837,415 \$3,909,254 \$2,021,500 \$1,700,500 \$863,714 \$1,201,643 \$129,000 \$568,000 \$1,238,000 \$1,538,500 \$337,900 \$682.9 35 \$105,000 Amount...... Interest not given..... Amount..... 26 \$623,266 \$458,711

	Jan. 1 to 18	Jan. 1 to 19
Total No	\$11,131,671	\$12,157,524
To Banks & Ins. Cos	66	
Amount	\$4.236.790	

Total No. S2,015,100 \$1,420,588 Amount. S2 Jan. 1 to 18 Jan. 1 to 19 \$9,007,388 \$6,718,600 \$3,668,000

BUILDING PERMITS

Ja	n. 13 to 19	Jan. 14 to 20
New buildings Cost Alterations	\$1,478,225 \$84,000	\$1,192,000 \$127,325
	Jan. 1 to 19	Jan. 1 to 20
New buildings	\$3,248,975 \$381,375	\$11,033,200

BRONX

Ja	n. 12 to 18	Jan. 13 to 19
Total No	139	174
No. with consideration Consideration	\$70,560	\$90,030
	Jan. 1 to 18	Jan. 1 to 19
Total No	381	417
No. with consideration	40	2000.010
Consideration	\$201,017	\$238,819

MORTGAGES

J	an. 12 to 18	Jan. 13 to 19
Total No. Amount. To Banks & Ins. Cos. Amount. No. at 6\$\xi\$. Amount. No. at 5\$\xi_2\$\xi\$. Amount. No. at 5\$\xi\$. Amount. Unusual rates Amount. Interest not given. Amount.	\$708.880 \$280,980 \$35 \$367,200 15 \$76,900 \$175,050 \$175,050	126 \$1,194,497 14 \$171,000 \$511,572 18 \$153,650 34 \$371,555 24 \$157,720
	Jan. 1 to 18	Jan. 1 to 19
Total No	. \$2,259,626	\$3,449,533

MORTGAGE EXTENSIONS

Ja	111. 12 10 10	Jan. 10 to 19
Total No	\$248,500 6 \$179,000	\$126,600 4 \$105,000
	Jan. 1 to 18	Jan. 1 to 19
Total No	\$577,750 10 \$303,500	\$560,929

BUILDING	PERMITS	8
Jan.	13 to 19	Jan. 14 to 20
New buildings	25 \$748,000 \$16,800 Jan. 1 to 19	\$110,800 \$8,900 Jan. 1 to 20
New buildings	\$1,626,630 \$78,150	\$433,400

BROOKLYN CONVEYANCES

Jan. 11 to 17

Total No	492	480
No. with consideration	29	25
Consideration	\$387,156	\$252,713
	Jan. 1 to 17	Jan. 1 to 18
Total No	1,137	1,216
No. with consideration	65	2007.000
Consideration	\$730,126	\$665,033
MORT	GAGES	
Jan	n. 11 to 17	Jan. 12 to 18
Total No	377	479
Amount	\$1,610,212	\$1,519,870
To Banks & Ins. Cos	82	
Amount	\$442,900	
No. at 6%	193	255
Amount	\$595,608	\$550,170
No. at 51/2	68	118
Amount	\$252,261	\$513,602
No. at 5%	95	73
Amount	\$684,625	\$361,010
Unusual rates	2	1
Amount	\$1,700	\$1,000
Interest not given	19	32
Amount	\$76,018	\$94,088
	Jan. 1 to 17	Jan. 1 to 18
Total No	917	1,104
Amount	\$3,596,131	\$3,737,512
To Banks & Ins. Cos	197	
Amount	\$1,288,660	
BUILDING	G PERMITS	
Ja	n. 11 to 17	Jan. 12 to 18
New buildings	46	47
Cost	\$239,300	\$200,850
Alterations	\$49,103	\$41,199
	\$20,100	Q11,100

New buildings. Jan. 1 to 17 Cost \$1,030,670 Alterations. \$162,850 **QUEENS** BUILDING PERMITS

\$1,030,670 \$162,650

J	an. 12 to 18	Jan. 13 to 19
New buildings Cost Alterations	\$152,545	71 \$240,438 \$5,445 Jan. 1 to 19
New buildings		179
Cost		\$1,217,738 \$19,860

RICHMOND BUILDING PERMITS

Ja	an. 12 to 18	
New buildings	\$37,900 \$4.515 n. 1 to 18	
New buildings	\$63,900 \$5,605	

New Sewerage System for Havana.

New Sewerage System for Havana.

Henry R. Worthington, 115 Broadway, has forwarded to Havana, through the Cuban Engineering and Contracting Company, the contractors who have in charge the sanitization of the city of Havana, three pumping units, which are believed to be the largest ever exported from the United States for such service.

Each of these units consists of a 36-inch special Worthington vertical-shaft, double-suction impeller, volute, centrifugal pump, with equipment of shafting, couplings, bearings, etc. Each pump has a capacity of 46,000,000 gallons every 24 hours, and is arranged for connection to 42-inch suction pipes and 36-inch discharge pipes. Each of these machines will be operated by a 240-kilowatt General Electric vertical motor, direct connection being made between the hydraulic and electric motors

How Varnish Got Its Name.

How Varnish Got Its Name.

The prosaic and commonplace varnish of to-day and all other days, got its name in a pretty and romantic manner. Bernice, wife of one of the Ptolemys of Egypt, a granddaughter of a half-brother of Alexander the Great, and an ancestor of the lovely Cleopatra, was blessed with a crowning glory of red-gold hair.

The Greek sailors, in their voyages to distant African points, occasionally found the rare and valuable resin, now known as amber, and called it Berenice, in honor of the beautiful Egyptian Queen's tresses. Berenice is equivalent to the Greek Phenorice. Ph sometimes has the sound of v and the name was pronounced Veronice. The Romans, referring to the amber, made it vernice, and their descendants further changed it to vernis—hence Vernis-Martin. The Anglo-Saxon form became varnish, and there you are.—"Decorative Furnisher."

BUILDING SECTION

THE LEGAL SIDE OF BUILDING CONSTRUCTION.

Some Points That Help the Architect in Safeguarding His Client and Others Which Determine the Rights of the Builder and Owner.

and Others Williams. A RCHITECTURE differs from other professions in that the greater the general knowledge the practitioner has, the better service he can render his clients. It is in no sense a specialized profession, like that of medicine. It requires at least a working knowledge of the fine arts, as well as the principles of sanitary engineering. He must know the relative values of the materials he uses to the purposes to which he would apply them and while possessing the qualities of a diplomat and a tactician he must be possessed of sufficient knowledge of the law to keep himself and his client from the rocks of costly litigation.

Therefore the contractural side of building construction is a most important one, both for the architect and the builder, although in many cases the contracts are made directly between the owner and the parties conducting the building. In the first place, the contract is in the same level of importance as between the owner and the builder, as are the specifications between the architect and the contractor. It defines the understanding of each party to the document regarding what is to be done, when it is to be completed and how the payments are to be made. If it is between the owner and the builder, it confers certain powers upon the architect, but he cannot enforce the provisions contained therein. That rests with the party of the second part, the owner.

The contract now generally in use is a brief, concise instrument. In general, a contract which violates statute law, or any principle of the common law of public policy, cannot be enforced. The mere fact that a contract may be, or has been, carried out in such a way as to involve forbidden acts, does not render it invalid; the rule is aimed at such contracts as necessarily involve the doing of something illegal. Similarly a contract which violates statute law, or any principle of the common law of public policy, cannot be enforced, even by one who performed his part of the bargain, although for services rendered under such a

tract.

This is one of the subjects of which it is impossible to give here more than a brief outline. The point to be borne in mind is that, in the case of any contract involving legal wrongdoing, there is occasion for caution and for ascertaining legal rights under the peculiar circumstances of the case as it arises before finally subscribing thereto.

Provisions for Arbitrators.

Provisions for Arbitrators.

As contracts which involve violation of statute or common law cannot be enforced, there are principles of public policy which no contract will be allowed to contravene. Thus, clauses such as are common in building contracts, providing that any disputes arising in course of dealing between the parties shall be determined in some specified way by arbitration, are not always effective in preventing the parties from resorting to law. But in spite of the lack of binding force in agreements intended to prevent a resort to the courts there is a method in which a resort to referees or arbitrators for certain purposes may be enforced. A clause of a contract making it a condition precedent to recovery in court, that the quality of materials, the value of services, the amount of damage, the time of paying it, or other matters not going to the root of the action itself, shall be settled in a certain way, is valid, and will prevent the maintenance of an action, until all possible steps have been taken to comply with it. Hence the provision in many building contracts that certain matters, such as those already named, shall be referred to the architect, is valid.

The further stipulation that the architect's decision of such matters shall be finally binding is also generally held to be effective, in the absence of bad faith on the part of the architect. When a contract is thus drawn, legal rights of the

parties named in the agreement rest directly upon the decisions of the arbitrators. No obligation under the contract therefore arises, until the arbitrators decide a question, and only then may recourse be had to the courts in order to enforce their decision.

The Present Form of Contract.

The Present Form of Contract.

The form of contract now generally used is that provided and recommended by the American Institute of Architects and the National Association of Builders, beginning as follows:

"This agreement made the.....in the year 19... by and between.....party of the first part, herein designated the contractor, and.....party of the second part, hereinafter designated the owner.

"Witnesseth that the contractor, in consideration of the agreements herein made by the owner, agree with the said owner as follows:"

Then follow the articles of detail, num-

Then follow the articles of detail, numbering thirteen.

The first article designates that the contractor shall and will provide all the materials and perform all the work for the building, which is designated by name, plan number or site as shown on the drawings and described on the specifications prepared by the name of the architect. These drawings are usually identified by the signatures of the parties thereto and become part of this contract. Article 2 stipulates that the architect is or is not to supervise and that his decision, as to the true construction and the meaning of the drawings and specifications, shall be final. It also states that any extra drawings, explanations or specifications shall be provided by the architect and the contractor agrees to conform to and abide by the drawings as far as they may be consistent with the purpose and intent of the original drawings and specifications referred to in the previous article. This article also concludes with the understanding and agreement that any and all drawings are to remain in the custody of the owner or architect, and also arranges for compensation of the architect by the owner.

Article 3 deals with the finality of the original contracts and specifications allowed for on written order before any corrections or alterations can be made. It also stipulates that extras shall be fully described and the cost stated in the written order referred to. In the event that the owner and the contractor do not agree as to the amount to be paid or allowed, the work goes on under the order required above, and in case of failure to agree, the determination of said amount shall be referred to arbitration, as provided for in Article 12 of the contract.

Article 4 provides for proper facilities at all times for the inspection of the work by the architect or his authorized representatives and it also contains the provision that the contractor shall remove from the grounds any materials condemned by the architect within twenty-four hours after receiving written noti

Liens.

Liens.

This article provides that if, at any time, there shall be evidence of any lien or claim for which the owner of the said premises might become liable, and which is chargeable to the contractor, the owner shall have the right to retain out of any payment then due or thereafter to become due an amount sufficient to indemnify him against such lien or claim. Should there prove to be any such claim after all payments are made, the contractor shall refund to the owner all moneys that the latter may be compelled to pay in discharging any lien on said premises made obligatory in consequence of the contractor's default.

Article 10 states that the acceptance of the certificate of payment except the final vertificate of payment shall not be construed to be an acceptance of defective work or improper materials.

Article 11 provides for the maintenance of insurance on the work by the contractor, which shall be made payable to the parties of the contract.

Article 12 provides for arbitration and difficulty arising through the interpretation of the contract, specifications or the introduction of extras, and generally consists of one person in behalf of the owner, one arbitrator in behalf of the contractor and the two to name a third, and the decision of any two of this board usually is agreed as final and binding.

Article 13 states the agreement that the parties themselves, their heirs, executors, administrators, successors and assigns agree to the full performance of the covenants therein contained.

Contracts Differ in Form.

Contracts Differ in Form.

Attention may be called to the fact that a building may be built and a contract drawn on a very different basis from that of the contract form herewith shown. For instance, instead of a contractor being employed in the usual way, a broader scope may be assigned to his duties, which might include the purchase of supplies. He may be the agent of the owner, receiving a salary or a retainer for the work and always subject to the owner's orders in every respect. Or the details of the so-called "Uniform contract" may be much altered. Indeed, hardly two building contracts for construction work such as that which is carried on with the tremendous variety peculiar to a great city like New York, are exactly alike. The certificate of the architect may be placed on a very different footing, or a provision may require monthly installments for extras.

In drawing a contract the parties should be careful to specify just what plans, papers and drawings go to make up the contract, and to identify and refer accurately to such papers. The provisions for interim payments should be so arranged as to assure the owner of having always a sufficient margin between the amount

paid to the contractor and value of the materials and labor furnished as a protection in case of difficulties which may result in an unexpected increase of expense in completing the work.

Do Not Use Printed Forms Blindly.

As a final caution; do not use the printed form blindly. They may not cover your requirements completely. Some contrac-

tors have their own forms, just as some real estate agents have their own leases. During the progress of the work care should be taken in making changes in the contract to safeguard the parties against possible constructural contingencies. Should the contract be excused from any part of the work it should be clearly understood that an allowance is to be made therefore. If the allowance

can be fixed in advance a source of possible dispute may be avoided. Changes in the contract always should be in writing, if not in the form of a contract, and where it is based upon a verbal agreement, the architect or contract should mail a confirmatory letter covering his understanding of the agreement thus made and retain a copy of it for his own file

HOW FACTORY EXITS CAN BE MADE SAFE.

Supt. of Buildings Miller Doubtful of New Fire Protection Bureau Equaling Public Expectations—Suggests New Requirements to Legislative Commission.

Public Expectations

The menace of inadequate means of exit from commercial and manufacturing buildings has been allowed to expand almost unchecked, just as the old tenement house problems were long disregarded. No blame can be attached to any municipal department because the law, so far as public opinion has sustained it, has been enforced. So far as the Bureau of Buildings in Manhattan is responsible it can be said that never before has the subject of proper exit facilities received so much attention as now, and during a period long antedating the Triangle Waist factory fire. That unfortunate occurrence caused the public at large to realize that the problem is a serious and the danger a real one.

So far back as 1902 the present Superintendent, Mr. Rudolph P. Miller, who was then the chief engineer of the Bureau, called attention to the illogical basis for the present requirements for stairs and fire-escapes, and in the performance of his duties he often succeeded in securing for new buildings better exit facilities and protection in case of fire than what the law was understood to require, by having stairs enclosed with fire-proof walls when they might have been open, by dividing buildings into sections and large floor spaces into smaller areas, by introducing interior partitions and fire doors across corridors, and in one or two cases providing fire towers. As one of the Commissioners for the revision of the building code in 1907, the present Superintendent of Buildings in Manhattan provided the sections on fire-escapes and for the first time had inserted the provision for fire-towers.

The law did not require any systematic inspection on the part of the Bureau of

The law did not require any systematic inspection on the part of the Bureau of Buildings, and the force assigned to that work was intended to handle only the complaints that reached the Bureau through the State Department of Labor, the Fire Department and other sources. through the State Department of Labor, the Fire Department and other sources. The work of this force, which is called the "Public Safety Division," also included the inspection of theatres and other places of amusement when requested by the Police Department and the Bureau of Licenses, and, further, the inspection of hotels at the request of the Excise Department. Of course the division as then constituted would not have been equal to a systematic inspection of workshops and factories.

Interior Fire-Escapes.

Superintendent Miller estimates that there are twenty thousand buildings in the Borough of Manhattan alone in which one or more workshops or factories exist. He believes that as far as possible the exits necessary to any building should be provided within the building itself, rather than on the outside. This is quite possible in the case of new buildings, but for existing buildings in a closely built community like Manhattan great difficulties have been experienced in carrying out the general principle. Resort must often be had to outside means of egress and sometimes even to the unsatisfactory exterior fire-escapes.

Then there has been the handicap of

exterior fire-escapes.

Then there has been the handicap of legal red tape. In order to enforce a penalty it was necessary to start legal proceedings, which meant delay and often a remission of the penalty. Out of 170 penalties incurred in the year 1910, through failure to provide fire-escapes promptly when notified, judgments were obtained in only nine cases, and in no instance was the city able to collect a judgment. judgment.

judgment.

A notable instance was the case of the new exits installed on the Madison Square Garden. It was in March, 1902, that the order for the outside stairs was first issued. This order was superseded by another in 1907, and was soon after sent to the Corporation Counsel for prosecution. The stairs called for by this order were only erected in the early part of 1910, and judgment secured in March of the same

year, which has not yet been paid. The general moral effect of such proceedings on other cases is practically nil.

Sometimes recourse is had, but only in flagrant cases, to a complaint under Section S of the Sanitary Code, which brings the matter before a Magistrate, who generally directs a compliance within a certain time, after which, if the work is done, the complaint is dismissed. Or, if the work is not done, he grants further delay or holds the offender for Special Sessions. All this again means delay and no general moral stimulus.

The provisions of Sections 776 and 776-A of the recently enacted Fire Prevention Bill (Chapter S99, Laws of 1911), under which the Fire Department may, upon the refusal or neglect of the responsible party to do so, "execute such order with its own employees or equipment, or by the employment of other agencies," and by which the expense becomes a charge against the responsible parties or a lien on rents and compensation due, will not, in Supt. Miller's opinion, be effective, inasmuch as the responsible parties cannot always be reached and the lien may therefore stand indefinitely. The lien may even prove uncollectible because of other encumbrances. Tenants whose leases have only a short time to run will be particularly prone, he thinks, to delay the payment of liens in the hope of saddling them on the landlord.

The most effective way, in his opinion, to have prompt compliance with orders is to confer on the administrative authority summary powers to vacate and shut up any manufacturing building until the work that has been ordered has been done and the building made safe.

New Recommendations.

New Recommendations.

New Recommendations.

In a brief which Superintendent Miller has forwarded this week to the New York State Factory Investigating Commission he says the problem of adequate exit facilities divided itself into two parts—exits from buildings hereafter to be erected and existing buildings, and he advised that the present requirements be supplemented by a few additional ones. Those which he considered fundamental and should be incorporated in the law governing mercantile and public buildings, are given as follows:

"No door, stair or passageway shall be less than three feet four inches wide in the clear.'

At least two separate staircases with the necessary doors and passageways shall be a particular to the control of the control of the clear.'

the necessary doors and passageways shall be provided for any over three stories in height, or over three thousand square feet

1. When more than one is required the stairs shall be so placed that at least one is always accessible to the occupants in case any one of the others is rendered im-

is always accessible to the occupants in case any one of the others is rendered impassable for some reason, and that it will not be necessary to travel more than eighty feet in a direct horizontal line to reach either one of any two.

2. Every stairs shall be enclosed in an approved fireproof construction and shall have a direct exterior outlet to the street or to a court leading to a street, at the ground floor.

3. The risers and treads of stairs shall be so proportioned that the stairs furnish a safe and comfortable line of travel. The risers shall not exceed 7½ inches in height and the treads shall be not less than 9½ inches wide except that winding treads having a minimum width of 6 inches at one end and an average width not exceeding 9½ inches, may be used where straight runs are impracticable or undesirable. All treads other than winding treads and risers shall be of uniform dimensions in any one flight.

4. No flight of stairs shall have a vertical rise of more than twelve feet between floors or intermediate platforms, and in straight runs platforms shall be spaced equidistant between upper and lower limits.

5. The aggregate clear width of doors and passageways intended to serve as exits from any building or part of a building shall be at least twelve inches

for every twenty persons to be accommodated, provided none is less than forty inches wide.

inches wide.

6. The aggregate clear width of stairs and stairhalls shall be such that the stairs in any story of a building may accommodate at one time the total number of persons ordinarily occupying or permitted to occupy any one floor above the flight of stairs under consideration, on the basis that at least twenty inches of width and one and one-half treads are required per one and one-half treads are required per

one and one-half treads are required per person.

7. When the building is of thoroughly fireproof construction with no communication from floor to floor except by elevators in solid fireproof enclosures and stairs in fire towers, constructed as herein elsewhere described, and all openings to the outer air are protected by metal and wire glass windows or doors of approved construction, a reduction of twenty per cent. in the aggregate width specified may be made.

8. When an approved equipment of automatic sprinklers is installed in any building, a reduction of twenty-five per cent. in the aggregate width specified may be made.

made.

be made.

9. When fire walls of such strength and construction as to resist fire for at least thirty minutes, equipped with adequate openings protected by approved automatic fire doors, are provided, a reduction of thirty-three and one-third per cent. in the aggregate width specified may be made.

Would Prohibit Tall Factory Buildings.

"The effect of the provisions here out-

cent. in the aggregate width specified may be made.

Would Prohibit Tall Factory Buildings.

"The effect of the provisions here outlined," Superintendent Miller says, "would lined, Superintendent Miller says, would be to practically prohibit the use of tall buildings for stores, workshops or factories, etc., where large numbers of people are employed, unless the same are of fireproof construction and equipped with fire towers, automatic sprinklers and fire walls, or some of them. These several allowances would make it possible to reduce the required widths of staircases to such an extent as to make them practicable. If all of these provisions were made in all buildings cited above, the staircases would in all cases be reduced to such an extent that only the minimum number of minimum width would be required in the five examples cited.

"The provision of adequate facilities in the case of existing buildings is not so simple a matter unless handled in a drastic manner. The importance of it, however, would justify the severest requirements. If it were possible, the use of existing buildings for store, workshop, factory or similar purposes, should be prohibited unless the buildings are provided with the exit facilities hereinbefore specified for new buildings. This would mean, however, the abandonment of the majority of buildings now in use for such purposes and the compulsory equipment of practically all the remainder with automatic sprinklers or fire walls and enclosing of open stairways. Something, however, must be done to improve present conditions. If the specific requirements outlined above cannot be applied, only general requirements can be laid down, as the problem varies so much in the many cases to be considered.

"The following principles which, for some time past, have served as a guide in the Bureau of Buildings of Manhattan, may furnish a basis for more definite requirements:

"In any existing non-fireproof building more than three stories in height, used for business purposes above the first story, wh

necessary openings equipment of existing doors; or "Second, by the enclosure of existing stairways and entrance halls in suitable fireproof construction, properly supported, with fireproof doors in the openings; or "Third, by providing a safe and suitable

outside iron stair construction with direct access to the street.

"In existing fireproof buildings, where the exit facilities are found to be inadequate, proper provision shall be made by the enclosure of open stairways, the use of self-closing fireproof doors across the corridors; and the construction of interior partition walls of fireproof construction, having the necessary openings provided with fireproof doors."

"Bridges across yards or courts from

"Bridges across yards or courts from one building to another are to be highly commended." Mr. Miller continues: "Outside fire escapes, so-called, are not to be considered satisfactory, and should be resorted to only in extreme cases where it does not seem possible to do anything better. They should be of substantial construction, of ample dimensions and equipped with a well-designed balanced stairway to the ground.

"It is possible under the present law to secure a permit for one kind of a building and to use that building for an entirely different purpose provided no material alterations are made after the building is completed. Even minor changes such as the erection of partitions, according to the Corporation Counsel, do not require a permit from the Bureau of Buildings, and hence do not make a change of occupancy unlawful. To bring existing buildings also under the operation of these requirements, it should be provided that wherever alterations, repairs or enlargements of such buildings are made or intended, permits for such changes shall not be granted until certificates of occupancy shall first have been obtained, pere same manner as it was last occupied to the application. This is necessary, as it happens not infrequently that in order to avoid making certain changes required by law in the alteration of a building, the occupancy is changed just before the application of infrequently that in order to avoid making certain changes required by law in the alteration of a building, the occupancy is changed law of the application for certificate shall be insued to the application of the state of accupancy it should be provided that as soon aspacticable all owners of existing buildings shall file applications for certificate and no such certificate shall be issued unless the building complex with all the legal requirements for the proposed new occupancy. "The establishment of fire drills is a matter worthy of some consideration. It seems to me, however, to lose its importance, if adequate exit facilities and oth

builder or owner be sure that he won't have to rebuild or enlarge when he is erecting a new structure. Or, again, in an existing building additional facilities are called for. To provide them alterations in the building are necessary and plans are filed with the Bureau of Buildings. It is possible that in the examination of the plans that, for structural reasons, they are impracticable, or perhaps even only very expensive. A modification of the plans could make the work quite possible without sacrificing safety. The Bureau is without authority to permit changes in the other department's orders. The necessary passing back and forth between the two departments would not only be troublesome to both departments and the applicant, but would also mean additional delay in providing the exit facilities. Besides the responsibility over the work is not so readily placed as when only one department has jurisdiction.

"The difficulties here illustrated might be endured if any advantage were obtained by the double authority. The Fire Department has not at the present time the force to handle this work, and must organize a force to do it. It is less trouble for the Bureau of Buildings to do the same thing, with the advantage that its past experience in this kind of work fits it better for a proper enforcement of requirements."

In closing Superintendent Miller emphasizes the following points:

Radical measures, putting to test the courage of your commission, are necessary for a proper solution of the question of the safety of factory workers and others against fire.

Systematic inspection to see that safe conditions are maintained should be provided.

Ample authority should be given to the administrative officer to secure compliance with the provisions of law. builder or owner be sure that he won't

conditions are maintained should be provided.

Ample authority should be given to the administrative officer to secure compliance with the provisions of law.

The necessary exit facilities and physical safeguards should be prescribed in sufficient detail to fix a safe standard.

The number of occupants should be limited by law in accordance with the exit facilities provided.

The occupancy of a new building or the change of occupancy of an existing building should be prohibited until a certificate has been issued by the proper authority.

Fire drills, or at least adequate instructions to employees as to safeguarding life, should be demanded in all workshops and factories.

The jurisdiction over exit facilities and inspection in connection therewith should

The jurisdiction over exit facilities and inspection in connection therewith should be vested with the same officials that administer the Building Law.

New Wage Schedule in the Marble Tra de

New Wage Schedule in the Marble Tra de

The strike in the marble trade was declared off unconditionally, those who went back being re-employed under the terms of the Marble Industry Employers' Association. The strikers have not only gained nothing for their four months of idleness, but they have also lost their unions, as the employers hold to their determination not to recognize the Whitestone and Reliance associations again.

The strike was for an advance in wages of 50 cents a day and new working conditions for the polishers and rubbers. The cutters and setters struck in sympathy and all were locked out. While the wages of the highest paid men will remain the same, in other cases the wages will be graded. The carvers, who had been paid \$5.50 before the strike, will continue at these wages, but the setters, who all received \$5 a day, will now be graded into three classes, at \$4, \$4.50 and \$5 a day, respectively. In other branches of the trade, where the men were receiving a flat rate of \$5 a day, the wages will be graded.

Yale & Towne's New Move.

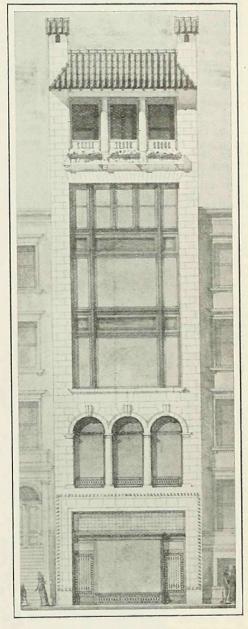
The Yale & Towne Mfg. Company has arranged with the firm of John Downey to erect at Nos. 9 and 11 East 40th street, New York, a building for the exclusive use of the company, under conditions which secure to it a long tenancy. For many years the executive offices of the company and its city store have been located at 9-15 Murray street. The determination to move to an uptown location on the expiration of its present lease, May 1, 1913, is indicative of the increasing trend of business concerns to get away from lower New York City.

—An appeal has been made to State Fire Marshal Ahearn by State Historian Holden to save from destruction the building at Southampton, L. I., which is believed to be the oldest building in New York State. It was erected in 1642 and was condemned recently by the State authorities was conde authorities.

AN ORIGINAL DESIGN.

Bachelor Apartments and Commercial Lofts Combined in Same Building.

An interesting building of original design is under construction at 29 West 38th street, for E. B. Springs, from the designs of Hazzard, Erskine & Blagden, architects. The complaint so often heard that good architecture and practical requirements do not meet in the construction of modern business buildings in this city, has in this case been answered in a most satisfactory way.



Hazzard, Erskine & Blagden, Architects. BACHELER APARTMENTS IN A BUSINESS BUILDING.

BACHELER APARTMENTS IN A BUSINESS BUILDING.

The problem to be solved was a difficult one, i. e., the combination of both domestic and commercial architecture in the same building on a 21-foot lot. The two upper floors are to be used as bachelor apartments by the owner, and the four floors below are to be rented as lofts, the building being of fireproof construction throughout.

The style chosen by the architects is a modern adaptation of the Italian Renaissance, this style giving the greatest freedom and being best adapted to the given requirements. The extreme simplicity and apparent care with which the design has been carried out, should appeal both to the layman and the artist.

The white marble facade, with green tile above the cornice, should give an excellent color combination. The interiors of the two upper floors are especially attractive in design, the living-room on the fifth floor being paneled in whitewood, and the dining-room on the sixth floor in mahogany, while a loggia, off the dining-room overlooking the street, is a very attractive and unusual feature.

Hazzard, Erskine & Blagden, the architects for this building, have plans underway for a 6-sty building to be erected on the adjoining lots, which have just been sold to Mr. Springs, through Tucker, Speyers & Co.; so that the 6-sty structure will not only serve as a dwelling for the larger building.

WHAT'S DOING FOR BRONX WATERWAYS.

Progress of Harlem River Improvements—Pier Lines in Question—Bronx Kills to Be Opened-Westchester Creek Work Held Up By Demands of Riparian Owners.

A HEARING will be held next Wednesday morning at the office of the Dock Department by Col. W. M. Black, head of the U. S. Harbor Line Board, and Commissioner Calvin Tomkins, on the general subject of Bronx waterways, but with particular reference to the Harlem River harbor lines. The existing bulkhead and pierhead lines have been in force along the Harlem since the year 1890. The map which the U. S. Government then promulgated contained a footnote to the effect that solid fills for piers would be permitted outside of the bulkhead line. In the score of years that have intervened riparian owners have acted under this permission, but the Government has lately held that these solidly filled piers are illegal, for the reason that special permits were not granted for them by the Government. From the present proceedings the owners hope to have their premises validated.

Important as the settlement of the Harlem River pier lines will be to individuals, the proceedings represent only a minor phase of the larger work of improvement in behalf of navigation in the Bronx or the still larger matter of reorganizing the port facilities as a whole that has been undertaken by Commissioner Tomkins. As the Government's authority extends to the pierhead lines it is charged with the duty of improving the navigation of the waterways in which the people of the Bronx are more particularly interested at the present time. There was a hearing last September and a water trip in November in which the national, city and borough officers participated and it can be said that affairs are now progressing well. Citizens in the Bronx who have been active in the matter as ex-Congressman Goulden and the present Congressman Steven B. Ayres, are satisfied with what has been accomplished so far.

The local projects in which the Bronx public are most interested consist of first.

Bronx who have been active in the matter as ex-Congressman Goulden and the present Congressman Steven B. Ayres, are satisfied with what has been accomplished so far.

The local projects in which the Bronx public are most interested consist of first, the improving of the Harlem Ship Canal; second, the deepening of the Bronx Kills; third, the improvement of Westchester Creek, and fourth, of the Bronx River. The contemplated improvement of the ship canal includes the straightening of the channel at Spuyten Duyvil, where it rounds land occupied by the Johnson foundry. A straight channel would be much more advantageous to commerce and would facilitate the development of the shore property. The opening up of the Bronx Kills to navigation would be appreciated by more interests than any other project on the list. It would provide a short cut from the Harlem and the Hudson to the Sound for small vesels which now take a chance in going through Hell Gate or do not go at all. Many believe it would cause various steamboat lines to establish terminals on the Harlem. The improving of Westchester Creek and the Bronx River would be greatly appreciated by building material and real estate interests, as it would facilitate building construction. The two projects last named are being interfered with, the Record and Guide is officially informed, by the excessive fees which riparian owners have asked in return for the privilege of dumping the spoil from the dredges on their lands.

At the present time the Government is improving the Harlem in excavating ledges to the extent of an appropriation of \$200,000, and a contract is about to be signed for further improvements in Hell Gate under an appropriation of \$200,000, and a contract for the improvements to Westchester Creek, but all were considered too high and all were rejected. The work will be readvertised. The contractor will have to provide his own dumping grounds. The bed of the creek will be excavated and dredged to a depth of nine feet below mean low water.

Westchester Creek i

creek Work Held Up By Demands and had a navigable channel varying in width from about 20 to 80 feet.

The original, which is also the existing project adopted by the river and harbor act of June 25, 1910, provides for a channel 9 feet deep at mean low water, and 100 feet wide across the estuary; thence 80 feet wide to about 1,000 feet above Scriven's wharf, and thence 60 feet wide to the head of navigation.

Eastchester Creek, which is also to be improved, is a small tidal stream emptying into East Chester Bay. It was originally navigable at high tide for vessels drawing 7 feet as far as Lockwoods, a distance of 2½ miles from the mouth of the creek.

The existing project, adopted by the river and harbor act of June 25, 1910, provides for a channel 5 feet deep at mean low water and 150 feet wide from about 1,900 feet below Pelham Highway Bridge to about 700 feet above the New York, New Haven & Hartford Railroad bridge; thence 100 feet wide to about 1,200 feet below Lockwoods; and thence 70 feet wide to about 300 feet above Fulton Avenue Bridge, in accordance with the report submitted in House Document No. 1250, Sixtieth Congress, second session. Estimated cost, \$103,000, and \$3,000 annually for maintenance.

The Harlem River work was first taken up in the year 1874. The existing project dates from 1878, but was modified in 1886 and 1893. It provides for a continuous channel 400 feet wide and 15 feet deep at mean low water from the East River to the Hudson River, except at Washington Bridge, where the width was made 354 feet, and at the rock cut through Dyckman's Meadow, where the width was reduced to 350 feet and the depth increased to 18 feet. Estimated cost, \$2,700,000.

The project is based on report printed in House Document No. 75, part 9, Forty-third Congress, second session. On June 30, 1911, \$1,565,038.68 had been expended on the present project, all for improvement.

The expenditures made during the last fiscal year resulted in removing shoals in

on the present project, all for improvement.

The expenditures made during the last fiscal year resulted in removing shoals in the westerly side of the river between East 112th and East 120th streets, in removing material overlying ledge rock in the westerly side of the channel between East 120th and East 125th streets, and in increasing the width of the channel between Madison avenue and East 145th street bridges, about 50 feet. About 58 per cent, of the work proposed under the present project has been completed.

The project for improving the Bronx River provides for making a channel four feet deep at mean low water and 100 feet wide, from the mouth to Falconer street, thence to Garrison street 60 feet wide and thence to the head of navigation 50 feet wide.

thence to the head of navigation by feet wide.

About 78 per cent. of the work proposed under the present project has been completed and has resulted in a channel from the mouth to the turn east of the gas works with depths of from 3 to 6 feet at mean low water and with diminishing widths as projected, except at and below Westchester avenue, where slightly reduced by ledges of rock. Above the gas works the channel remains in its original condition, except for the partial removal of rocks and bowlders which obstructed navigation in the vicinity of the dyeworks wharf, and of a few rocks which endangered navigation near the head of the projected improvement. The dredged channel has deteriorated to a considerable extent.

The People's Side of It.

A representative of the Record and Guide called on former Congressman J. A. Goulden and found him comfortably situated in his offices at 180 Broadway. As usual he was busy between callers and in the management of the large business that he and his son have built up, amounting in collection of insurance premiums to more than half a million yearly.

premiums to more than hair a minion yearly.

To the question, "What, in your opinion, is the view of the people of the Bronx generally as to the methods of the national and city authorities in improving the waterways of the borough?" Mr. Goulden replied: "The former should complete the Harlem River improvement as speedily as possible so that it may be finished and ready to receive the greatly increased traffic when the improvement on the State canals is completed. That will be within three years. "Again, the United States engineers, yearly.
To the

after an exhaustive examination, have just reported to Congress on the feasibility

after an exhaustive examination, have just reported to Congress on the feasibility and practicability of the Atlantic Deeper Waterway, an inside route from Boston to Florida, which includes the Harlem River and Bronx Kills route, thus avoiding the dangers of Hell Gate and the Battery. Within five years this additional demand on the facilities of the waterways named will be made; hence the urgent necessity of putting these important links between the Hudson River and the Sound in first-class navigable condition.

"The Bronx Kills have been under consideration by the national government for more than twenty-five years. General Newton, the engineer in charge of the Hell Gate improvements in 1883, first approved of it. When first elected to Congress in 1902 I made an arrangement to have the Committee on Rivers and Harbors and the Government engineers come to the Bronx to see for themselves. This was done and a splendid reception accorded to both bodies by the North Side Board of Trade, who were the hosts on these occasions.

"The impressions created were favorable as evidenced by the appropriations of nearly one million of dollars for the Bronx waterways in the eight years following.

"The engineers, because of an objection of the problem has a proper to the proper than the proper to the problem has a posterior waterways in the eight years following.

able as evidenced by the appropriations of nearly one million of dollars for the Bronx waterways in the eight years following.

"The engineers, because of an objection at the public hearing raised by a certain railroad man as to the effect of the tides and currents on navigation at the Willis Avenue Bridge over the Harlem, began a thorough investigation of the matter, This has continued steadily up to date, preventing an appropriation for the Bronx Kills. No monies can be voted for any improvement unless the project has the approval of the Board of Government Engineers.

"The Bronx River improvement as approved by the engineers is nearly completed, some fifty-odd thousand having been expended. A new survey is being made for further development.

"Westchester Creek and Eastchester Creek, running through the northern part of the Bronx to Mount Vernon, are both being improved.

"The East River, lying to the east of the Bronx to Mount Vernon, are both being improved.

"The East River, lying to the east of the Bronx, has been properly taken care of. In this connection permit me to say that my successor, Congressmen Steven B. Ayres, is thoroughly alive to the future needs of these projects and will obtain good appropriations for each one. He is faithful in his attendance and stands well at Washington.

"In answer to the question, what should the city do, Dock Commissioner Tomkins, the able and faithful official in charge, knows the wants of the waterways around the city and the importance of additional docks in the Bronx. He has familiarized himself by frequent visits and realizes the need of many more public docks to accommodate the largely increased traffic to the shores of the Bronx.

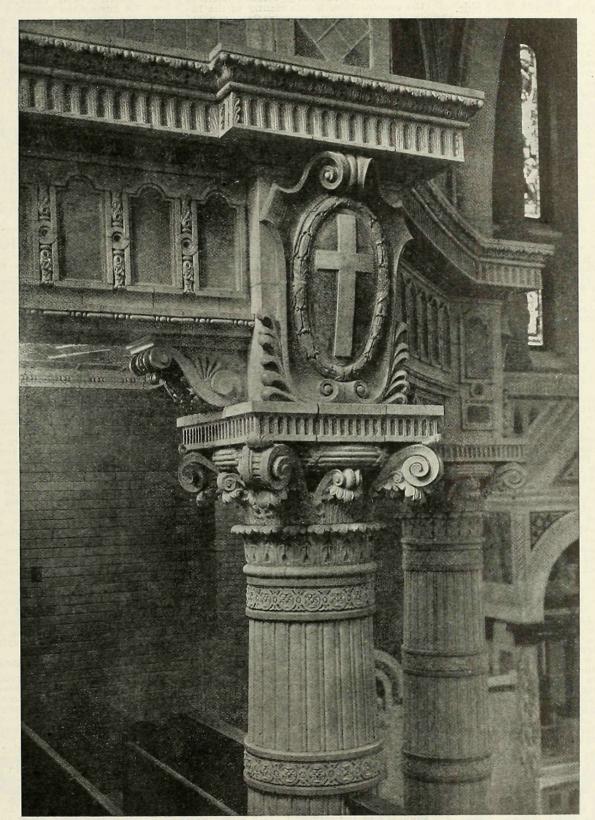
"He realizes fully that the completion of the State Canals, of the inland system of waterways from Boston to Florida, with the immense growth of population in the borough, that much is needed in the waterways of the Bronx and is preparing plans for the same."

Commissioner Tomkins at the Maritime Exchange.

Exchange.

On Wednesday noon the Commissioner of Docks and Ferries, Calvin Tomkins, answered in person a written inquiry from the Maritime Exchange as to the status of the plans for the improvement of the harbor in view of the near completion of the Panama Canal and the State Barge Canal.

The Commissioner in an address told the exact status of affairs. He directed attention to the fact that a plan and policy had been submitted to the Board of Estimate for the improvement and administration of the North River terminals; also a new plan providing for long berths for transatlantic steamers, and also a plan and policy for the improvement of the South Brooklyn waterfront, and he said that it was his judgment that the Board of Estimate and the Sinking Fund Commission should arrange for public hearings on these plans. The Exchange adopted resolutions calling for action on the part of the municipal boards named and other resolutions complimenting the present administration of the Department of Docks and Ferries.



Holy Trinity Church, West 82d Street, New York

Jos. H. McGuire, Architect

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Permanent durability, among other practical qualities, and the possibility for appropriate modeling, among other decorative properties, are enough to warrant investigation of Atlantic Terra Cotta.

Writing for the Atlantic Booklet, on "Church Construction," is the first step.

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SEVENTH AVENUE.

A New Association Asks the City to Build a Subway for the Middle West Side.

The Seventh Avenue Association was organized on January 12, 1912, for the purpose of advocating the extension of lower Seventh avenue, the building of a subway in Seventh avenue and the obtaining of improved transit facilities, and the improvement of civic conditions generally in and about the avenue.

The following is a list of officers and members of the executive committee, elected at the first meeting, which was largely attended by property owners in and about Seventh avenue and persons interested in the improvement of not only the transit facilities but also in the neighborhood generally:

Officers: Thomas Dimond president:

borhood generally:
Officers: Thomas Dimond, president;
Isadore Saks, Frank J. Cassidy, George
Stadtlander, vice-presidents; Walter F.
Peacock, secretary; William H. Archibald, treasurer; Francis R. Stoddard, Jr.,

counsel.

counsel.
Executive Committee: Wilber C. Goodale, chairman; William Rosenbaum, John G. Thorne, Frank Scherer, Jr., Aaron Coleman, Theophile Kick, W. Irving Scott, Benjamin Freeman, John F. Baber, Harry Buckholz, Jefferson M. Levy, Robert Alexander, Jacob Bardusch, Edgar T. Smith, Louis Schrag and Bernard Courtney.

Harry Buckholz, Jefferson M. Levy, Robert Alexander, Jacob Bardusch, Edgar T. Smith, Louis Schrag and Bernard Courtney.

The meeting of the officers and executive committee was held Thursday, January 18, at the office of the president, Mr. Dimond, at 139 West 32d street, and was attended by the following officers and executive committeemen: Messrs. Dimond, Cassidy, Peacock, Archibald, Stoddard, Goodale, Rosenbaum, Scherer, Coleman, Freeman, Baber, Alexander, Schrag and Courtney.

There was serious discussion at this meeting yesterday afternoon upon the question of a Seventh avenue subway, and other much needed improvements in and about the avenue generally. It was pointed out that this section of the city is practically isolated from the other important thoroughfares of the city of New York by reason of the lack of proper connecting transit facilities.

There was further discussion upon the pending negotiations between the city of New York and the Interborough Rapid Transit in respect to the construction and operation of the lines necessary to complete the "H" subway system as originally planned, and as there seems to be some uncertainty as to the outcome of said negotiations, and as this association earnestly desires the construction of a West Side subway, the following resolution was unanimously adopted:

Whereas, At a meeting of the association held on the 12th day of January, 1912, a resolution was passed recommending and directing the executive committee to meet as soon as possible and take up the consideration of the matter of the Seventh avenue extension and the subway in Seventh avenue and to state the position of the association with respect thereto; and

Whereas, The executive committee of the said association has given the matter

Seventh avenue extension and the subway in Seventh avenue and to state the position of the association with respect thereto; and

Whereas, The executive committee of the said association has given the matter careful consideration, and

Whereas, Certain conferences or negotiations are now reported to be in progress between the city of New York, representatives of the Pennsylvania Railroad Company and the Interborough Rapid Transit Company respecting the construction and operation of the lines necessary to complete the "H" subway system as originally planned, and

Whereas, The status of the negotiations and the prospect of reaching an agreement between the city of New York and the Interborough Rapid Transit Company has not been presented to the public, although newspaper interviews reported to have taken place with certain persons in official positions have indicated that there is uncertainty as to the Interborough Rapid Transit Company agreeing to conditions which will be acceptable to the city of New York, and

Whereas, This association voices no opinion regarding the merits of the position taken by the city of New York, as represented by its officials or by the Interborough Rapid Transit Company, the full financial conditions to be considered by both parties being not within the province of this association to thoroughly analyze; but

Whereas, This association earnestly desires the construction of a West Side subway reaching all boroughs of the city at as early a time as possible and believes that the immediate settlement of this controversy, now many years old, is of paramount importance to the city of New York and its citizens, now therefore, be it Resolved, That should the city of New York and its citizens, now therefore, be

York and the Interborough Rapid Transit Company fail to reach immediately an agreement, it is the opinion of this association that the city of New York should at once and irrevocably commit itself to the construction, independently of the Interborough Rapid Transit Company, of the subway from the Lexington avenue route across below 42d street to and thence down Seventh avenue to the Battery and over to Brooklyn, being the route as laid down and recommended by the Chamber of Commerce as best meeting the needs of the entire city, and which was determined after an extensive and impartial consideration by that body.

Resolved, That the city of New York in case of its failure to agree immediately with the Interborough Rapid Transit Company upon the question now pending should commit itself to this plan by the construction of that portion of this said route from time to time as the financial condition of the city of New York will allow; and be it

Resolved, That a copy of this resolution be sent to the Mayor and members of the Board of Estimate and Apportionment of the city of New York, the Public Service Commission of the First District, and the Interborough Rapid Transit Company.

NEW ROAD FLAGGED.

The Westchester & Boston Cannot Be Operated Until Completed to the Harlem.

erated Until Completed to the Harlem.

The New York, Westchester and Boston Railroad Company has notified the Board of Estimate that it will be unable to have its road completed between 174th street to the city line by February 2, the date fixed under the agreement with the city, and has asked for an extension of time. The main line is completed and ready for operation from Bear Swamp road to the city line. Between Bear Swamp and Unionport roads the railroad could be made ready for operation in a short space of time.

The company intended as soon as its

made ready for operation in a short space of time.

The company intended as soon as its road was completed as far south as Adams street, to commence operations from the north to that point; but the Board of Estimate has adopted resolutions prohibiting the operation of any portion of the railroad until such time as the entire line between the city line and the Harlem River is completed, in order to avoid congestion at the East Tremont avenue subway station. The action was taken after hearing a report from Chief Engineer Nichols of the Bureau of Franchises, following an investigation. The report stated that:

"The company intends as soon as its road is completed as far south as Adams street, to commence operating to that point. In this connection it may be pointed out that the contract of August 2, 1911, provides for a spur from the transfer station near Adams street to the line of the Interborough Rapid Transit Company on Boston road. This spur has been partially constructed and work is under way on the unconstructed portions of it.

"I believe the Board should determine

under way on the unconstructed portions of it.

"I believe the Board should determine whether or not it will allow the company to put in operation only a portion of its route or whether before any operation of the road is commenced it will insist upon the entire line between the northerly boundary of the city and 174th street being completed. The franchise of the company is for a four-track road which, between 174th street and the Harlem River, has been laid out so as to overlap the line of the Harlem River and Port Chester Railroad Company for a distance of about thirty feet. It is the intention of the Westchester Company to operate south of 174th street over the tracks of the Port Chester Company; an agreement having been entered into between the two companies for the construction on the common portion of their routes of two tracks by the Harlem River Company. By the terms of this agreement the Westchester Company is granted a right in perpetuity to operate both over the tracks upon the common right-of-way and those of the Harlem River Company lying to the east of it.

"Should the Westchester Company be

Harlem River Company lying to the east of it.

"Should the Westchester Company be allowed to operate only as far south as Adams street and there transfer all of its passengers to the subway at West Farms, it will mean that the traffic will be congested at the Tremont avenue station of the subway and the number of passengers carried on this already overcrowded line increased. This increase in the number of passengers will be largely, if not almost entirely, caused by people brought by the line of the Westchester Company from points outside of the city and not by residents of the Borough of the Bronx, for whose convenience this portion of the

subway was primarily intended. It seems reasonable to assume that the travel over the line of the New York, Westchester and Boston road will be made up largely of commuters and therefore be at its heaviest during the so-called 'rush hours' in the morning and evening, when the subway trains are the most overcrowded. "On the other hand, should the Board prohibit the operation over any portion of the company's road until the entire line has been constructed to 174th street, it is probable that no inconsiderable portion of the traffic would be diverted from the subway at West Farms and carried to the terminus of the line at the Harlem River and thence taken into the Borough of Manhattan by way of the 2d and 3d avenue elevated lines, thus relieving to some extent the extra burden to be imposed upon the subway. As the company is anxious to commence operations over the constructed portion of its road at the earliest possible date, action of this character by the Board would have the effect of hastening the completion of the road."

TRADE LITERATURE.

Attracting Attention to Circulars.

One of the current novelties being circulated in the building trades is the distinctive one of Toch Brothers of 320 Fifth avenue. It is in the form of a double postcard on the two-page reverse of which is a wash drawing of a steel skeleton building half enclosed. The third quarter of the elevation shows the steel work coated with Tockolith and the "R. I. W." paints and the topmost part depicts the steel, with only the first coat applied.

work coated with Tockolith and the "R. I. W." paints and the topmost part depicts the steel, with only the first coat applied.

In the make-up of this circular nothing has been forgotten in the way of making the card timely and interesting. Primarily the card was designed to introduce these two steel coatings, therefore at the very top are two samples of the paint applied, and notes about their application. Directly under it is the convincing feature of its worth, insofar as it is shown that the tallest loft building in the world had its steel protected against electrolysis, alkalies and acids by direction of the architects, Buchman & Fox, through the Hay Foundry & Iron Works, steel contractors for this operation.

Another suspicious feature is the envelope in which it is sent out. The side ordinarily used for the address is devoted to a picture in four colors of the Metropolitan and Woolworth buildings, the two tallest inhabited structures in the world, the steel of both of which buildings is protected by these two paints. It is a clever way of showing the importance of a product to the buying public.

Shows as Publicity Diffusers.

Shows as Publicity Diffusers.

A tiny lamp set in a prominent place on a dark night may be seen for miles around. An exposition does the same thing for the particular product it is devoted to. It carries its message even to those who do not attend because it impresses them with the enterprise and progressiveness of that particular industry.

Portland cement manufacturers have taken tremendous strides in the matter of perfecting large public industrial exhibitions. Starting in Chicago, less than half a dozen years ago, on a small scale, it has risen in importance as an annual event until this year when three will be held. The first will be held here from January 29 to February 3, the second will be in Chicago from February 21 to 28, and the third in Kansas City from March 14 to 21.

Originality counts a great deal in the success of enterprises of this kind. In this respect Mr. J. C. Beck, the publicity manager, has shown himself a genius. In a four-page folder that is being sent by the hundreds of thousands all over the country the question is put up fairly to the reader as to why he should attend the 1912 cement show.

After telling its scope he sets forth the reasons for attendance. Personal benefit, economy, instructiveness and sociability are some of the reasons, but they are good ones, all.

—The subscriptions to the annual banquet of the New York Lumber Trade Association, which will be held at Delmonico's on Thursday, February 1, insure the usual successful gathering of the local trade. trade

—While no definite announcement has yet been made as to the securing of new quarters for the Lumbermen's Club of New York City, it is reported that several attractive plans are being considered. The club is now in the building adjoining the Hoffman House which is to be demolished. molished.

Here's a "Shadow Picture" or "Double Photograph"

which emphasizes the important position achieved by

REDGUM

(AMERICA'S FINEST HARDWOOD) in hundreds of typical

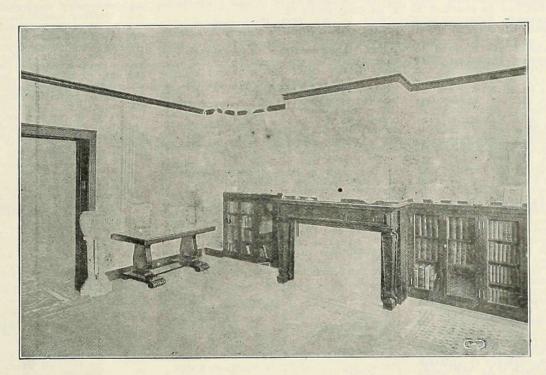
HIGH-CLASS INTERIOR SCHEMES. There is not an interior trim wood in the market as good as good *RED GUM*. Although peculiarly amenable to staining in simulation of other fine woods (and often so used),

RED GUM'S NATIVE BEAUTY AND DIGNITY

render its "NATURAL FINISH" preferable in the eyes of many exacting critics.

ITS DISTINCTION AND ELEGANCE ARE NOT COSTLY

DON'T FORGET that RED GUM equals Circassian Walnut and costs only a fraction as much.



View in the six story "OXFORD APARTMENTS," Union and McPherson Avenues, St. Louis

Mariner & Le Beaume, Archts. W. H. Sutherland Bldg. Co., Cont. Gum Trim by Mechanics Planing Mill Co.

At its present price RED GUM is the most remarkable purchase in the entire hardwood field.

ALSO DON'T FORGET

ALSO DON'T FORGET

SAP GUM

In places where White Enamel trim is required <u>SAP GUM</u> is the ideal material. Not only does it take and hold the White Enamel better than any other wood, but it is possible to get good <u>SAP GUM</u> cheaper than any other wood hitherto used for White Enamel Woodwork. <u>SAP GUM</u> presents remarkable qualities where moderate priced trim of good appearance is desired. Another field in which <u>SAP GUM</u> has reached supremacy is in the manufacture of porch columns. <u>SAP GUM</u> takes stains and wood dyes beautifully, and the popular Flemish, Mission and Weathered Oak finishes are easily reproduced in <u>SAP GUM</u>. Stains on Gum Don't Fade. (Store up that point.)

Anyone planning to build apartment houses, office buildings, hotels, residences or specially designed furniture, should defer final arrangements and correspond at once with any of the following firms regarding samples, prices and lists of important buildings of all types wherein RED and SAP GUM have been used with eminent practical success and signal artistic satisfaction.

ANDERSON-TULLY COMPANY
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Memphis, Tennessee Cape Girardeau, Missouri Turrell, Arkansas Charleston, Mississippi Sardis, Mississippi Memphis, Tennessee St. Louis, Missouri

BUILDING MATERIAL MARKET.

Cold Weather Nearly Paralyzed Many Departments.

Steel Interests Pleased With Success in Keeping Prices From Raising-Front Brick Demand Weaker With Prices Steady-Cement Quoted From \$1.18-\$1.25.

From \$1.18-\$1.25.

C ONTINUED cold weather, which prevalled up to the middle of this week, practically paralyzed basic building material business. Artisans could not work and riding conditions were such as to prompt trucking contractors to keep their horses off the street as much as possible. Common brick was in a dead market with only four cargo sales reported for last week. Front brick is in fair inquiry with prices ranging from \$28 to \$32 a thousand, which was practically the level at this time last year. Linseed oil has retained its level of seventy-eight to seventy-nine cents, although buying is very light. Building stone is inactive, but the condition is seasonable. Structural steel has been reported as low as forty-two cents owing to competition among fabricating shops and structural mills. Tin is reported to have taken a drop of £7 to £10 abroad, and the local market dropped from two to two and a quarter cents on January, February and later positions. Spot, however, is practically cornered.

Consumers of lumber are inclined to feel somewhat nervous regarding 1912

market dropped from two to two and a quarter cents on January, February and later positions. Spot, however, is practically cornered.

Consumers of lumber are inclined to feel somewhat nervous regarding 1912 building season prices because of the rumors of very heavy Western and Southern timber deals in which New York interests are said to be very heavily involved. Portland cement seems to be in a spineless market with quotations running from \$1.18@\$1.25 a barrel, five hundred barrel lots, dock New York.

The general building grades of yellow pine are quoted at \$28@\$29, and white pine brings \$100.50@111, for uppers, and hemlock is bringing \$20@\$22. Good West Virginia spruce commands \$23@\$24 f.o.b. New York within lighterage limits.

These prices for lumber are considered by consumers to be somewhat stiff considering the fact that the building season is so distant. It seems to show that the mild weather which prevailed up to the first of January was responsible for the demand which ate very heavily into the local reserves. There is a feeling, however, among consumers that now is a good time to coax new business, inasmuch as other commodities are quoted at prices indicating a willingness to sacrifice for the purpose of bringing out new business especially calling for further deliveries.

The money market is practically swamped with funds, both for speculative and legitimate purposes. At the same time, money for new building operations is being placed with a degree of conservatism quite noticeable in view of the readiness with which money for less stable propositions is being placed. This condition is considered to be very favorable to parties planning spring operations and who are now negotiating loans. Call money established a new low figure for the present movement, the quotation declining 2 per cent. Time money was dull, as most borrowers turned their attention for accommodations to call money. Commercial paper money was easier, the market having declined from three to three and a quarter per cent. The heavy flo

Inquiry for April, May and June deliveries.

The number of new building plans filed since the first of the year seems to show a trend considerably in excess, as far as numbers are concerned, over the filings for a corresponding period of last year, by 34 for the whole city, although the difference in value is \$7.048.783, the heavy shortage in this year's filings being due to filings for several large buildings in the first two weeks of last year. It is significant, however, that 1912 so far shows a gain in numbers over last year which was not the case during a corresponding period in the previous year.

It would, therefore, appear that the present indications for building material are such as to warrant expectations of a very fair spring demand.

Common brick is without action in this market, although in Newark there is said to be some movement. Prices are steady in all parts of the district, holders evi-

dently believing that the halt in demand is only temporary. There was no call for covered brick, of which there are now on hand 68 cargoes, most of which are either ordered or held on contract, and 32 on the sales list have been spoken for. It will therefore be seen that despite the falling off in demand due to the continuance of the cold snap, the market offerings are close to demand, which probably accounts for the rigid maintenance of prices all along the line.

Clay Folk Talking About the Show.

Clay Folk Talking About the Show.

There is a great deal of talk among manufacturers about the proposed plan to merge interests and combine on a joint New York-New Jersey manufacturers and dealers exhibit at the clay products show which will be held in Chicago from March 7 to 12. The Greater New York Brick Company, several of the large front brick, architectural terra cotta, tile and conduit concerns announced this week, after conferences with a committee of the exposition, which is boosting the show, that they would take joint space and send out an exhibit. Among the biggest exhibitors will be Fiske & Company, Sayre & Fisher, H. R. Heinicke, and other large manufacturers and distributors. There are quite a number of local dealers of both front and common brick who will make exhibitions in the general cause of furthering the welfare of clay products as a building material.

This is the first time that a clay products show ever has been held. Already three-quarters of the space has been taken, thus assuring to manufacturers the success of the undertaking. Unlike most shows it is not a money-making scheme for any one person, but for the whole clay products industry. It is being handled by clay interests for clay interests the country over, and whatever profit accrues from the show in the Chicago Auditorium will be devoted to the next big show which, hereafter, will be annual events.

Those who are pushing the enterprise are big business men who are sacrificing time and spending considerable means.

events. Those who are pushing the enterprise are big business men who are sacrificing time and spending considerable money in the hope that clay interests may be encouraged to pull together for their common good. They are here in the East working to interest the Eastern manufacturers and the response they have received so far is most encouraging.

Transactions in Hudson River common brick last week and the corresponding week in 1911 follow:

brick last week an week in 1911 follow:

1912.* Left over,
Jan. 6, 37.
Monday
Tuesday
Wednesday
Thursday
Thursday
Friday
Saturday Arrivals Sales Covered Totals 1 2

*Condition of market, dull. Prices, \$6.50 to \$7. Raritans, no quotation. (Wholesale, dock, N. Y.: allow for car-tage, covering charges and dealer's profits in estimating.) Total covered Jan. 15, 68. Reserve, Jan. 15. 34.

	1911.†		
Left over,			
Jan. 7, 8.	Arrivals	Sales	Covered
Monday	0	0	0
Tuesday	0	1	1
Wednesday	10	0	Ô
Thursday .	0	7	. 4
Friday	0	0	Ô
Saturday	0	0	0
		-	_
Total	10	9	5

†Condition of market, dull. Prices, \$5. Quotation on covered cargos, \$5.25. Re-serve, Jan. 14, 15.

Front Brick.

The front brick market is fairly active on inquiry, but actual orders are light. Prices show little fluctuation from list and are held rigidly between \$28 and \$32 wholesale. The cold weather has had its effect upon sales, although the outlook for Spring is encouraging. C. E. Foster, President of the Kittanning Brick Company said that he believed 1912 would be the best brick year the industry has ever known.

Cement.

Current official quotations on Portland cement in this market are \$1.18@\$1.25. Rosendale is now quoted at \$0 to 90c a barrel and German at \$2.43. Mills are on low headway, and the movement here for the last two weeks has been dull.

Two Important Business Announcements.

Announcement is made of the fact that the firm of Hiram Snyder & Co. has discontinued the distribution and sale of Lehigh Portland cement in New York City and vicinity.

Simultaneously the fact is made known that the Lehigh Portland Cement Com-

pany has opened an office on the seventh floor of 261 Broadway, which is now occupied by Hiram Snyder & Co., for the sale and distribution of Lehigh Portland cement. This company will fill all contracts for this brand of cement entered into by Hiram Snyder & Co. and also protect outstanding quotations made by them. H. A. Brocas and William A. Hendrickson will be in charge of the office, in which also will be located the New York headquarters of the Kelley Island Lime and Transport Company, of which Mr. Brocas is the local representative.

The lime situation is steady with little demand just at present. The outlook is good, however, for 1912 and manufacturers are apparently working on a gettogether basis so as to stop the dangerous competitive methods which have proved a menace to the industry. Prices are firm at 92c to \$1.25 a barrel for Rockport, and 75c to \$1.00 for lump. Selected finishing lime brings \$1.55 to \$1.65 a barrel.

Lumber.

Lumber has shown more form within the last week than at any time in the last two months. It is apparent that out-of-town interests are replenishing from the drain of the last two months in 1911 when a very large amount of alteration and new work went ahead, owing to the mild weather conditions. For that reason the prices in the wholesale lumber market are being held close to list. Incoming sail lumber supplies have been seriously delayed by storms and some companies have been somewhat inconvenienced in the matter of certain grades. The cold snap has checked the outward movement a little so that the distributors here are resting a little easier.

Current prices are as follows, showing that prices are standing firm even though the demand at present is light.

White Pine—Uppers \$100 @ \$111

White Pine—Uppers \$100 Shelving	@	\$111 62.00
Cutting up	999	$86.50 \\ 51.50 \\ 22.50$
Spruce—(W. V., f. o. b. N. Y. within lighterage limits).		
2x8 and under, 14 ft. and under23.50 8x8 and under, 20 ft. and	@	24.00
under	@	-
under	@	31.00
Shingling, lath 1 x 2, rough.		25.00
Lath, Eastern 3.60 Random cargos 6 to 9 in.21.00 10 & 12 in.24.00	000	3.75 23.00 25.00
Yellow Pine—Long leaf, by rail.	9	
Building orders, 12 in. and under28.00 14 in. and over32.00	@@	29.00 35.00
Boards 39.00 Heart face siding 32.00 Stepping 44.00	999	40.00 33.00 47.00
Flooring24.00	@	57.00

Iron and Steel.

There will be no immediate advance in the price of structural steel. This was definitely determined this week which was the time when a new price schedule had generally been expected. Upon this fact the stability of the whole building material market is assurred for the balance of the winter for had prices gone up a runaway finished steel market would have resulted and the present buying movement would have been abruptly halted. Much of the present buying is on investment and an important part of the new building orders now coming to the point of figures for steel are of a speculative character, brought to the surface by the existing low prices.

steel are of a speculative character, brought to the surface by the existing low prices.

The present weakness in steel is in rail orders. Keen competition continues to rule among independent steel companies for structural and fabricated orders showing that they are none too well supplied with orders. Nearby rolling requirements are eagerly sought and upon this kind of business encouraging concessions are at present obtainable. Extremely low prices are being quoted to builders for structural shapes for use in buildings, bridges and manufacturing plants.

Some idea of the relationship of rail orders to building requirements is shown in the fact that of the 28,000 tons of steel orders reported for last week only 3,000 tons were for rails. The largest individual contract was for 1,800 tons for a loft building to be built on the site of the Hoffman House. Of the 58,000 tons taken since the first of the year scarcely one-tenth has gone to the largest interests. This shows clearly that the prevailing prices are encouraging small operations to go ahead.

Iron is less active. Only about one-third

Unnecessary Worry

The power problem is the manufacturer's nightmare—that is, if he does not use Central Station Service. Besides the perplexities of operation and efficiency, he has to contend with all the troublesome details incidental to operation—the smoke nuisance—the fuel question ash disposal—these are but random instances. And his power is never the best nor the cheapest, however carefully he handles the situation.

Obviated by Central Station Service

Edison Service is at the consumer's command at all No demand for power is too great. And you get just what you ask for, and you pay for just what you get. The actual cost of current is less than that of any privately generated power. If you will talk with our expert you'll learn many things about economy and reliability. Why not send for him today?

The New York Edison Company

At Your Service

55 Duane Street

Phone Worth 3000

of the total tonnage taken last week was from Eastern consumers. Prices are without change.

Oils and Paints.

Linseed oil continued in an inactive market, but with prices running to higher levels. Buying is from hand to mouth and there is practically no inquiry for futures.

White lead in the paint department is quoted at 5.25c@5.34 in carload lots up to Sc in oil in 12½ lb. tins in 100 lb. cases. A discount of one-half cent is allowed in odd lots of 500 lbs. or more.

Red lead and litharge in 100 lb. kegs is now quoted at 6.50c@7.24c in 100 lb. kegs. One-half a cent off is allowed on odd lots of 500 lbs or more.

New York State Master Painters.

New York State Master Painters.

The New York State Association has changed the date for holding its convention this year from January, and has been decided to hold it on the day preceding the International convention and to have the meeting at Rochester on February 12. This will enable the members of the State Association to attend both conventions with the expense of one trip. There are a great many special things of local importance for the New York State master painters to consider, not the least vital of which is the proposed new Employers' Liability Bill, to take the place of the law which the court decided was unconstitutional.

New Buildings for Bridge Department.

New Buildings for Bridge Department.

The principal shops of the Department of Bridges are located at the Brooklyn end of the Brooklyn Bridge. The department has also smaller shops at the Williamsburgh and Queensboro Bridges over the East River, a shop at Macombs Dam Bridge over the Harlem River, one in the Borough of Queens and one in the Borough of the Bronx.

It is desired by Commissioner O'Keefe to concentrate the shop work of the department and a division of shop and stores has recently been organized. It is proposed that all of the main shop work of the department shall be done at the shops at the Brooklyn Bridge. These shops are located in the yards southeast of the Brooklyn passenger station. The

space available in the present shops is insufficient for the tools and for the work required for the whole department. The reconstruction of the Brooklyn terminal of the bridge, plans for which are being made, will furthermore require the removal of the shops from their present location.

moval of the shops from their present location.

For these reasons plans are being made for the construction of larger shops and storage space under the Brooklyn approach of the bridge, between the East River and the anchorage. The plans provide for two machine shops, blacksmith shop, carpenter shop, paint shop, storage building, office building, cement testing laboratory, stables, boiler house, etc., and the various machines and fittings needed for equipping a first-class plant. The estimated cost of such construction and installation is \$160,000.

The Board of Estimate has decided to provide the money for the erection of the buildings.

Subway Negotiations Fruitless.

Subway Negotiations Fruitless.

It is the understanding at the Public Service Commission that the negotiations with the Interborough Rapid Transit Company have practically fallen through and that now the city will push ahead with the plan approved last summer, which gave all of the subways to the Brooklyn Rapid Transit Company.

At the Public Service Commission this week it was pointed out that since last July the body has sent to the Board of Estimate nine sections of the new subways. On the 22d the Commission will open bids on another section of the lower Broadway subway and then this will be sent to the board for approval.

Favorable Forecasts in the Stone Trade.

Forecasts of 1912 by stone quarries in all parts of the country are for a good year. The predictions are based to a considerable extent on confidence that building operations will continue on a good scale and that the effects of the presidential campaign have been fully discounted in advance—probably more than discounted. Recent reports from men in touch with financial affairs are that pessimism apparent a short time ago is gradually lessening.

He who tries to be expert in all things cannot be an expert in any one thing! When you are sued you retain a lawyer—when you build you employ an architect-when your books won't balance you hire an expert accountant. This is the Age of the Specialist! Our specialty is Information! We call it "verified" information because it is secured at first hand through personal contact and corroborated from various reliable sources! We have been at it for nearly twenty years! Our clientele has steadily increased! These facts are food for reflection-"Fletcherize" them!

DODGE REPORTS, 11 E. 24th St., N. Y.

CURRENT BUILDING OPERATIONS

Including Contemplated Constructions, Bids Wanted, Contracts Awarded, Plans Filed and Government, State and Municipal Work.

Building for Art Dealers.

Carrere & Hastings, 225 5th avenue, have been commissioned to prepare plans for the 12-story loft building for Durland-Ruel, art dealers, of 5 West 36th street, to replace the old dwelling at 12 East 57th street. The plot measures 25x100.5 feet and it is understood that building operations will be undertaken at once. The general contract has not yet been awarded.

To Build on Aqueduct Avenue.

To Build on Aqueduct Avenue.

The Gaines-Roberts Company, 850 St. Nicholas avenue, are making preparations for the erection of a row of 5-story high-class apartment houses on the east side of Aqueduct avenue, 100 feet east of Fordham road, the Bronx. The buildings will contain all up-to-date improvements and have dimensions of 43x91 and 92 feet in depth. The estimated cost is, for the present, withheld. Harry T. Howell, Third avenue and 149th street, will make the plans.

Big Cincinnati Contract.

Big Cincinnati Contract.

The Thompson-Starrett Company, 49-51
Wall street, Manhattan, received the general contract this week to erect the 29story office building at Cincinnati, Ohio,
for the Union Central Life Insurance
Company of that city. The American
Bridge Company, 30 Church street, has
the contract for the structural steel.
Garber & Woodward, Andrews Building,
Cincinnati, and Cass Gilbert, 11 East
24th street, Manhattan, are the architects. Gunvald Aus is consulting engineer. The work will be handled through
the builder's Pittsburgh office.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS

APARTMENTS, FLATS AND TENEMENTS.

PARK AV.—Edward Corning Co., 100 William st, general contractor for the 12-sty apartment house in the course of erection at the northeast corner of Park av and 60th st, will soon take bids on all interior trim work. The 521 Park Av Co., 176 Broadway, is the owner. W. A. Boring, 32 Broadway, architect.

119TH ST.—Charles E. Birge, 29 West 34th st, has prepared plans for alterations to the 8-sty apartment, 79x96.2, at 86 West 119th st, for Mayer L. Halff, 130 West 58th st.

LEROY ST.—Horenburger & Bardes, 122 Bowery, have prepared plans for alterations to the 5-sty tenement, 25x72.10, at 60 Leroy st, for James Carneral, 254 Washington st.

CHRYSTIE ST.—Plans have been prepared

CHRYSTIE ST.—Plans have been prepared by M. W. Del Gaudio, 401 East Tremont av, for alterations to the 5-sty tenement, 25.3x50, at 155 Chrystie st, for Lorenzo Ullo, 1046 83d st, Brooklyn.

PRINCE ST.—Charles M. Straub, 147 4th av, has completed plans for the 6-sty tenement, 47.7x111.6, to be erected at 20-22 Prince st for Michael Volini, 18 Prince st, at a cost of \$45,000.

\$45,000.

ELIZABETH ST.—Plans have been completed by W. H. Gompert, 2102 Broadway, for the 6-sty tenement, 100x88 ft, at 20-28 Elizabeth st, to cost \$85,000. The William Kramer Sons Realty Co., 50 Bowery, is the owner.

172ND ST.—Nast & Springsteen, 21 West 45th st, have completed plans for the 6-sty tenement, 95x115 ft, to be erected at the southeast corner of 172nd st and St. Nicholas av, for Paterno & Son Construction Co., 3058 Heath st. Estimated cost \$150,000.

\$5TH ST.—J. E. R. Carpenter, 1 Madison av, is preparing plans for a 9-sty apartment house to be erected at 3 and 5 East 85th st, for the Fullerton-Weaver Co.

AV. B.—An architect has not yet been se-

AV. B.—An architect has not yet been selected for the two flats to be erected at the southwest corner of Av. B and 5th st, on plot 96x73.9 ft, for Jacob Fish, care of Richard M. Lederer, 55 Av B. It is probable that definite action will be taken after May 1.

FORT WASHINGTON AV.—Gross & Kleinberger, 75 Bible House, are preparing plans for two high-class elevator apartments to be erected on the west side of Fort Washington av, facing 159th st, on a plot 75x115 ft and 60x103 ft and irregular, for the Saranac Constn. Co., Max Liebeskind, pres. 500 W 147th st. The cost is estimated at \$200,000.

DWELLINGS.

S9TH ST.—Arthur C. Jackson, 346 4th av, has completed plans for the 6-ty residence, 25.6x74.8 ft, to be erected at 11 East 89th st, for Lawrence Gillespie, 108 East 70th st, to cost about \$90,000.

FACTORIES AND WAREHOUSES.

McDOUGAL ST.—Plans are ready for the 7sty manufacturing building, 65x60 ft., for the
McCotter Construction & Improvement Co., 150
West 4th st, to be erected at 15 McDougal st,
costing \$15,000. E. Wilbur, 120 Liberty st,

prepared these plans. William S. McCotter is president, and C. H. Van Aken, 148 West 4th st, treasurer.

HALLS AND CLUBS.

46TH ST.—The Keystone Construction Co., 28 East 85th st, is figuring on the general contract and desire bids on all subcontracts for the White Rats clubhouse to be erected at 227 to 231 West 46th st, from plans by Harde & Short, 3 West 29th st.

HOSPITALS AND ASYLUMS.

HOSPITALS AND ASYLUMS.

EDGECOMBE AV.—McDermott & Hannigan, 31 West 42d st, are figuring on the general contract for the new hospital to be erected at Edgecombe av and 163d st. I. E. Ditmars, 111 5th av, prepared these plans.

26TH ST.—Bids will be received by the President of the Board of Trustees in the Staff Room of Bellevue Hospital, 415 E 26th st. until Friday, February 2, for labor and materials required for the erection and completion of pavilions I and K, laundry extension and storeroom buildings of the new Bellevue Hospital, situated 26th to 29th sts, First av to East River, Manhattan.

MISCELLANEOUS.

MISCELLANEOUS.

39TH ST.—J. Schlesinger, 222 East 37th st, is figuring plans and states that he is open for bids on all subcontracts for the abbattoir to be erected at 621-627 West 39th st, from plans by J. J. Lawlor, 360 West 23d st.

EDGECOMBE AV.—Contracts will soon be awarded for the 4-sty brick boiler house, laundry and dormitory, 37x76 ft, to be erected by the Sisters of Charity of St. Vincent de Paul, of Mt. St. Vincent-On-The-Hudson, to cost \$60,000. I. E. Ditmars, 111 5th av, N. Y. C., is the architect. The location is on Edgecombe av, 163d and 164th sts.

MUNICIPAL WORK.

OILS AND GREASES.—Estimates will be received by the Commissioner of Docks until Thursday, January 25, for labor and materials required for furnishing and delivering oils and greases.

STORES, OFFICES AND LOFTS.

STORES, OFFICES AND LOFTS.

CENTER ST.—No contract has yet been issued for the 18-sty office building, 40.9x47.4x irreg, to be erected at 43-45 Center st, 47 Duane st, and 43-45 Lafayette st, at a cost of \$150,000. Samuel Green, 43 West 34th st, is the owner. Harry Dean, 1323 Spruce st, Richmond Hill, architect.

LEONARD ST.—The Charles F. Noyes Co. announces that the new building to be erected by Theodore Burt Sayre on the plot 117-19 Leonard st, is to be 3 stys high instead of two, with arrangements so that the building can be added to if desired. The front will be in tapestry brick, plate glass and marble; floors will have a heavy carrying capacity and the building will be particularly constructed with a view of renting to the iron, machinery and paper business which is now clustered on Lafayette, Centre and the side streets, and which location is to be taken by the City for County Court House purposes. Frederick Putnam Platt is the architect, and the contract for building has been awarded to Bernard F. Golden.

32D ST.—Plans are being figured for \$10,000 worth of alterations to the loft building 128.

Golden.

32D ST.—Plans are being figured for \$10,000 worth of alterations to the loft building, 13S-140 West 32d st, for which Bannister & Schell, 69 Wall st, have prepared plans. The Tenn Lane Realty Co., 170 Broadway, is the owner.

DIVISION ST.—The Libman Contracting Co., 107 West 46th st, has received revised specifications for the new loft building to be erected at 15 to 15½ Division st, for Jacob Gordon, owner. They desire revised estimates by Tuesday, January 23.

PEARL ST.—Goldwin Starrett & Van Vlock

owner. They desire revised estimates by Tuesday, January 23.

PEARL ST.—Goldwin, Starrett & Van Vleck, 45 East 17th st, have been retained by James N. Jarvis as architects to reconstruct the Tefft-Weller property. The improvements contemplated includes an entire new front of tapestry brick, glazed terra cotta, plate glass and marble for the Broadway front, and new store fronts on the Worth st and Pearl st buildings. These latter fronts will take in the first two floors of the respective buildings. The Pearl st building will be offered for rental separately. The ground floor of the Broadway-Worth building will be lowered to the level of the sidewalk. This building has frontages of 75 ft on Broadway and 75 ft in Worth st and seven renting floors. Each floor will contain about 15,000 sq. ft. maple floors and steel ceilings will be installed throughout. The building will also be furnished with an automatic sprinkler system; three large electric elevators and five lines of fireproof stairs as well as an independent fire protection system on every floor. The alterations are more extensive than originally contemplated. It is expected that the rebuilding of this building will be started within the next ten days and the contracts provide for completion prior to May 1. The Chas. F. Noyes Co. has been appointed exclusive agents for the property and report that a number of important negotiations are pending to lease premises in the new building.

THEATRES.

THEATRES.

THEATRES.

119TH ST.—The Libman Contracting Co., 107
West 46th st, are figuring on the general contract and desire bids on all subcontracts by January 23, for the theatre and accessory building to be erected at the southwest corner of 119th st and 3d av for Messrs. Haring & Blumenthal, owners, from plans by V. Hugo Koehler, 489 5th av.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.
CROTONA PARK.—Moore & Landsiedel, 3d av and 148th st, are preparing plans for a 5-sty brick apartment, 50x105 ft, to be erected on the south side of Crotona park East, 175 ft east of Suburban pl, for Frank A. Wahlig Co., 406 E 149th st. The estimated cost is \$55,000.

MUNICIPAL WORK.

MUNICIPAL WORK.

Estimates will be received by the Board of Health until Tuesday, January 23, for labor and materials necessary or required to erect and complete two concrete pavilions on the grounds of the Riverside Hospital, at North Brother Island, Borough of The Bronx.

STORES, OFFICES AND LOFTS.

CORTLANDT AV.—It is probable that the plot, 36x125 ft, at the northwest corner of Cortlandt and West Lincoln avs, will be improved with a row of taxpaying stores. The Muller Constn. Co., 3155 Decatur av, is the owner.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.
BEDFORD AV.—Shampan & Shampan, 772
Broadway, Brooklyn, are preparing plans for changing the 4-sty dwelling at the southwest corner of Bedford av and Morton st to a 5-sty apartment to cost \$25,000. The plot measures 26.10x92 ft. Louis Marks, of Manhattan, is the owner.

HOTELS.

HOTELS.

HICKS ST.—Palmer & Hornbostel, 63 William st, N. Y. C., still have plans in progress for the addition to the Hotel Bossert, at Hicks st, corner of Remsen st, ground for which will be broken early this spring. A very attractive feature of the addition will be a handsome banquet hall with a seating capacity of over 350. C. C. Mailloux & C. E. Knox, 90 West st, N. Y. C., are the electrical engineers, and Nygren, Tenney & Ohmes, 130 Fulton st. N. Y. C., are steam engineers.

MUNICIPAL WORK.

MUNICIPAL WORK.

MONICIPAL WORK.

MATERIALS—Estimates will be received by the Park Board until Thursday, January 25, for furnishing and delivering hardware, masons' supplies, blacksmiths' supplies, wheelwrights' supplies, lumber to parks and parkways, plumbing material, tools and implements, paints, oils and rubber goods to Prospect Park.

Queens. CHURCHES.

CHURCHES.

FLUSHING, L. I.—A committee has been formed consisting of C. F. Gleason, Herman Nothohm, G. H. Passmore, A. E. Richardson, E. A. Burling, M. Hanson, G. A. Warfield, Robert Martin and J. H. Bishop for the purpose of discussing plans for the erection of a new edifice for the congregation of the First Presbyterian Church, of Murray Hill, Rev. Dr. A. M. Currie, pastor.

DWELLINGS.

ARVENE, L. I.—Plans are being figured for a two-family residence, 2½-stys, 40x50 ft, for Mrs. Julius Scharmann, 371 Pulaski st, Brooklyn, to be erected at Arverne, at a cost of \$14,-000. Koch & Wagner, 26 Court st, Brooklyn, are the architects.

MUNICIPAL WORK.

MUNICIPAL WORK.
WHITESTONE, L. I.—Plans have been prepared and a definite site will soon be selected for the new fire house to be erected at this place. A. L. Gould is a member of the committee appointed by the Whitestone Improvement Association.

Out of Town.

Out of Town.

APARTMENTS, FLATS AND TENEMENTS.

ELIZABETH, N. J.—Bids will be received about March 1, for the four-family flat building, 25x42 ft, to be erected at 325 Amity st, for Louis Ruciano; owner E. H. Schmeider, 284 North Broad st, Elizabeth, is the architect. ELIZABETH, N. J.—E. H. Schmeider, 284 North Broad st, Elizabeth, is taking bids for the tenement house to be erected by Leopold Casseolis, owner.

ELIZABETH, N. J.—E. H. Schmeider, 284

Casseolis, owner.

ELIZABETH, N. J.—E. H. Schmeider, 284
North Broad st, Elizabeth, is taking bids until
February 15 for a six-family flat to be erected
on Elizabeth av, for A. G. Poole, owner.

on Elizabeth av, for A. G. Poole, owner.

ELOOMFIELD, N. J.—Frank Grad, 137
Springfield av, Newark, is completing plans for
two flats with stores for Green & Schreiber,
owners, to be erected here at a cost of \$12,000.

NEWARK, N. J.—Nathan Welitoff, 222 Washington st, is drawing plans for a 3-sty brick
and limestone apartment, 43x95 ft, to be erected
on Johnson av, by Philip Herman. Estimated
cost, \$18,000.

BANKS.

BANKS.

STAMFORD, CONN.—Mowbray & Uffinger, 56
Liberty st, N. Y. C., have completed plans for
the 2-sty bank building 90x25 ft, to be erected
by the Citizens Saving Institution at this place
at a cost of \$70,000.

CLIFTON, N. J.—The Clifton Banking Association contemplate the erection of a new bank.
A definite site has not yet been selected. The
organizers are Wood McKee, of Paterson, Frederic Beggs, George F. Wright, John O. Benson,
Thomas F. McCran, George F. Schmidt and
Charles B. King,

BUFFALO, N. Y.—Plans have been prepared for extensive alterations to the Third National Bank at the southeast corner of Main and Swan sts, this city. The cost is estimated at \$25,000. The building is expected to be ready for occupancy by May 1.

RUTHERFORD, N. J.—The Rutherford Trust Company contemplates extensive alterations to the bank building on Station st. No contract has yet been awarded.

LINDEN, N. J.—Ground will probably be broken next month for the new Catholic church to be erected on Washington av and Blancke st.
OLEAN, N. Y.—Members of the Presbyterian Church of Olean are raising funds for the erection of a new edifice at this place. A sum of \$25,000 has so far been donated. Mrs. Frank Bartlett is interested.

DWELLINGS.

DWELLINGS.

HARTSDALE, N. Y.—H. E. Lesan, 11 Ridgeview av. contemplates the erection of a country residence on Brayton pl, Greenacres. Work will begin next year.

HARTSDALE, N. Y.—Jackson & Rosencrans, 1328 Broadway, N. Y. C., are preparing plans for a concrete residence to be erected at this place for Mrs. Jessie Barton Christiancy, Mount Vernon, N. Y. Estimated cost, \$50,000.

YONKERS, N. Y.—William Heapy, 149 Beach st, has completed plans and is ready for bids for the 2½-sty frame dwelling, 40x26 ft, to be erected at 231 Euclid av, for E. A. Fairbanks, 21 Euclid av, tor E. A. Fairbanks, 21 Euclid av, to cost \$6,000.

RYE, N. Y.—Upjohn & Conable, 96 5th av, N. Y. C., have prepared plans and are receiving figures for a residence to be erected at this place. The owner's name is withheld.

SCARBORO, N. Y.—Herbert R. Brewster, 116 Nassau st, N. Y. C., has completed plans for the \$20,000 residence for W. B. Mahony, 20 Nassau st, N. Y. C., to be erected at this place. The general contract is said to have been awarded.

NEW CAANAN, CONN.—Figures will be received about March 1 for a 2-sty residence, to be erected here for L. H. Lapham, owner, from plans by W. T. Tubby, S1 Fulton st, N. Y. C. HARRISON, N. J.—Mrs. Catherin Treanor, 225 North 2d st, Harrison, has had plans drawn for a frame dwelling on Cleveland av, west of North 5th st, this city. The building will be equipped with all modern improvements and cost about \$5,000.

PLAINFIELD, N. J.—Mayor Robert Clark, Jr., 59 Jackson av, Plainfield, N. J., will erect two two family houses on Watchung av. The

cost about \$5,000.

PLAINFIELD, N. J.—Mayor Robert Clark, Jr., 59 Jackson av, Plainfield, N. J., will erect two two-family houses on Watchung av. The houses will be modern in every respect.

LAKE GEORGE, N. Y.—It is understood that Charles J. Peabody will rebuild his home on the west shore of Lake George on the Bolton rd, which was recently destroyed by fire.

PERTH AMBOY, N. J.—Plans have been completed for the new nurses' home to be erected here. Goldberg & Greisen are the architects.

PERTH AMBOY, N. J.—Goldberg & Greisen are drawing plans for a 2-sty stucco dwelling to be erected at the southwest corner of Harrison pl and Kearny av, for A. M. Metzendorf, 248 New Brunswick av, to cost approximately \$8,000.

LONG ISLAND.—It is understood that

LONG ISLAND.—It is understood that a residence will be erected on the plot of 150 acres in the Piping Rock section of Long Island, recently acquired by Herbert L. Pratt, vice-president of the Standard Oil Co., 26 Broadway, N. Y. C.

FACTORIES AND WAREHOUSES.

FACTORIES AND WAREHOUSES.

FINDERNE, N. J.—No architect has yet been selected for the proposed asbestos plant which the H. W. Johns-Manville Co., of 100 William st, N. Y. C., contemplates erecting at this place.

PATERSON, N. J.—The Morton Mills, 4th av and River st, contemplate the erection of an addition to their plant. Definite plans have not yet been considered.

NIAGARA FALLSS, N. Y.—Plans are being drawn for a large warehouse in 8th st, between Ferry and Walnut avs, for the Buffalo & Niagara Falls Electric Light & Power Co. Ground will be broken in the spring. Approximate cost, \$200,000.

MT. HOLLY, N. J.—A definite site has not

mate cost, \$200,000.

MT. HOLLY, N. J.—A definite site has not yet been selected for the new plant to be erected here for the Ottomobile Company, Murrell Dobbins, Philadelphia, Pa., president; W. S. Jones, Philadelphia, Pa., vice-president; William D. Marren, Mount Holly, N. J., secretary and treasurer.

NEW BRUNSWICK, N. J.—The sum of \$12,-000 has been subscribed for the erection of a new factory on Railroad av, near Fulton st, for the Ringwalt Linoleum Works; Messrs, Bloomhower and Plunkett, managers. About \$125,000 will be necessary to put the plant in operation.

\$125,000 will be necessary to put the plant in operation.

LAKEVIEW, N. J.—The Steel Button Mfg. Co., 457 West 26th st, N. Y. C., contemplate the erection of a 1-sty plant at Lakeview, near Paterson. The owner will prepare the plans.

PULASKI, N. Y.—The Eclipse Furniture Co. contemplates extensive improvements to its plant in Mill st. Amor B. Bortel, is manager.

HALLS AND CLUBS.

PERTH AMBOY, N. J.—Plans are being prepared for the erection of a new clubhouse for the Singing Society Frem, at the southwest corner of Prospect st and Lehigh av, on a plot 42x113 ft. Address chairman of the building committee.

TROY, N. Y.—Parish & Schroeder, 12 West 31st st, N. Y. C., have prepared sketches for a new club building for Rennsaeller College. No further details are yet available.

HOSPITALS AND ASYLUMS.

TROY, N. Y.—Geo. B. Post & Sons, N. Y. C., are preparing plans for the new Sararitan hospital to be erected on Burdett av. Work will begin as soon as plans have been approved by the hospital trustees.

GURNEY ELECTRIC ELEVATORS



150-154 WEST 22D ST., NEW YORK BROWNE & ALMIROTY, Architects
Building provided with
GURNEY ELECTRIC ELEVATORS

TWENTY years' electric elevator experience is embodied in the Gurney Electric Elevator.

Safety, Reliability and Efficiency are inherent in its design and construction.

The use of modern inter-pole motors, large diameter worm wheels, high angle worm threads, automatic mechanical terminal stops and massive construction throughout make Gurney Elevators without a superior in this field of engineering.

Correspondence Invited

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BUILDERS AND GENERAL CONTRACTORS

1123 BROADWAY

NEW YORK

FAIRPORT, N. Y.—Clarence Livingston, Rochester, N. Y., will draw plans for a large addition to the Baptist Home at this place to cost about \$30,000. The committee in charge consists of C. W. Butler, R. J. Strassenberg, William Livingston and Rev. H. C. Applegarth, D.D. It is probable that work will begin in a short time.

HOBOKEN, N. J.—The Hudson County Insane Asylum, Dr. George W. 'King, superintendent, contemplate the erection of a new institution. The proposition will be submitted to the Hudson County Board of freeholders.

HOTELS.

HOTELS.

GOSHEN, N. Y.—Funds are being raised for the purpose of erecting an English Inn at this place to cost \$100,000. John R. Townsend is the projector. It is understood that a plot in East Main st will be secured as a site. Definite action will be taken in a short time.

LAKE DUNMORE, N. Y.—William F. Hillman and brother, of Brooklyn, contemplate the erection of a new hotel to replace the one recently burned at this place.

MUNICIPAL WORK.

BUFFALO, N. Y.—Bids will be opened on February 15 for removing the cofferdams in Black Rock Harbor at the foot of Amherst st, this city.

PLAINFIELD, N. J.—The city of Plainfield will receive bids about April 1 for extensions and repairs to the sewage disposal plant. George W. Fuller, 170 Broadway, N. Y. C., is consulting engineer.

is consulting engineer.

RIVERTON, N. J.—Bids will be received about April 1 for a new sewage disposal plant to cost about \$35,000. George W. Fuller, 170 Broadway, N. Y. C., is consulting engineer.

LONG BRANCH, N. J.—Plans have been approved for the 3-sty firehouse to be erected in this city for the Branchport Fire Company.

MAMARONECK, N. Y.—C. T. Oakley, 54 West Boston Post rd, Mamaroneck, has completed plans for the \$10,000 firehouse to be erected here for the Town of Mamaroneck. A definite building site has not yet been selected.

PUBLIC BUILDINGS.

SECAUCUS, N. Y.—Plans are being drawn for the 2-sty brick building to be erected on the Paterson Plank rd, near Irving pl, for Otto Stoss, postmaster of Secaucus.

HARTFORD, CONN.—In all probability work will be started about March 1 on the new addition to the Morgan Memorial, in this city, for which LaFarge & Morris, 23 West 26th st, N. Y. C., have prepared plans. Charles T. Wills, (Inc.), 286 5th av, N. Y. C., is general contractor. No subcontracts have been issued. Estimated cost, \$1,500,000.

SCHOOLS AND COLLEGES.

OLEAN, N. Y.—St. John's Roman Catholic Church, Rev. Father J. F. Gardiner, pastor, contemplate the erection of a parochial school and convent. No architect has yet been selected.

WHITE PLAINS, N. Y.—All bids have been rejected for the proposed school, 2-stys, 35x 75 ft, to be erected at North Whilte Plains, at a cost of \$15,000. Bids will be readvertised. W. T. Towner, 320 5th av, N. Y. C., is the architect.

WOODSTOCK, N. Y.—An addition to the public school at this place, is contemplated in the near future. Address the president of the Board of Education.

Board of Education.

CAMILLUS, N. Y.—A new public school is contemplated at this place. Address president of the Board of Education.

EUFFALO, N. Y.—The members of the building committee report a collection of \$63,000 toward the fund for the erection of the school buildings for the Canisius College.

CLIFFWOOD, N. J.—J. N. Pierson & Son are preparing plans for a 2-sty brick school building, to be erected at this place for the Matawan Township Board of Education. The cost is estimated at \$10,000.

STABLES AND GARAGES.

BEDFORD HILLS, N. Y.—John Dexheimer, Jr., and Samuel Jones contemplate the erection of a new garage on Katonah rd. No definite plans have been considered. STORES, OFFICES & LOFTS

NEWARK, N. J.—It is probable that the plot at the northwest corner of Springfield av and Rankin st, will be improved with modern business structures. Samuel Meyer, 800 Broad st, is the owner.

WESTFIELD, N. J.—Charles E. Thomas, 73

WESTFIELD, N. J.—Charles E. Thomas, 73 Whitney st, Newark, N. J., contemplates the erection of 2-sty store building in East Main st.

STORES, OFFICES AND LOFTS.

NEWARK, N. J.—Kitchell & Crane, architects, are taking bids for the erection of a 3-sty business building at 71 Liberty st, for L. P. Sommer, 239 Halsey st. Estimated cost, \$8,000.

THEATRES.

WESTFIELD, N. J.—The American Amusement Co., Times Sq. Building, N. Y. C., contemplates the erection of a theatre in Elm st, this place. All modern improvements will be installed.

NEWARK, N. J.—Nathan Myer, Court Theatre Building, has completed plans for a moving picture theatre, 1-sty, 31x100 ft., to be erected at the northwest corner of Clinton and Seymour avs, for Julius Koch, 41 Hedden st. Seating capacity about 400. It is indefinite how soon work will be started.

MISCEL

MISCEL
RYE, N. Y.—Plans will be discussed at the next meeting of the Park Commission of Rye for the erection of 393 bath houses for \$7,400 and well house and steps for \$1,125.

SYRACUSE, N. Y.—Contractors are figuring on plans for remodelling the building at 464 North Salina st, for William F. Rafferty, from plans by Edward A. Howard, Bastable build-

ing, Syracuse. The building will be used as a theatre with a seating capacity of six hundred. The work will probably be completed this winter.

BATH, N. Y.—W. H. Purdy and W. R. Sutton contemplate extensive alterations to the Purdy block at this place for a theatre. Work will probably begin in the spring.

Contracts Awarded.

APARTMENTS, FLATS AND TENEMENTS.

SIST ST.—The Keystone Construction Co., 28
East 85th st, has received the mason and foundation contract for the 9-sty apartment house to be erected in the north side of 81st st, 100 ft west of Amsterdam av, for the S. B. Construcion Co.

strucion Co.

AMSTERDAM AV.—The Carnegie Construction Co., 610 West 115th st, has awarded the foundation and mason contract to the Keystone Construction Co., 28 East 85th st, for the 10-sty apartment house, to be erected at the northeast corner of Amsterdam av and 119th st.

119TH ST.—The mason and foundation work for the 9-sty apartment house to be erected in the north side of West 119th st, 150 ft east of Amsterdam av, has been awarded to the Keystone Construction Co., 28 East 85th st. The Jacobs Construction Co., 420 West 119th st, is the owner.

87TH ST.—The Keystone Construction Co 28 East 85th st, has received the mason an foundation work for the 9-sty apartment hous to be erected at 314-320 West 87th st, for th Brixton Construction Co., 314 West 87th st.

BANKS.

BUFFALO, N. Y.—Linquist & Illsey, of Chicago, Ill., have received the contract to erect the new Marine Bank Building in this city, to cost over a million dollars. Work will begin as soon as the weather permits.

DWELLINGS.

DWELLINGS.

HASTINGS, N. Y.—Joseph M. Tougas, Spring st, Hastings, has received the contract to erect a dwelling at this place for Mr. Wipperman of New York City.

LOCUST VALLEY, L. I.—Van Name & Co., 82 Wall st, N. Y. C., have the general contract to erect the 2½-sty residence, 30x110 ft, and farm buildings, at this place, for Frank Bailey, vice-president of the Title Guarantee & Trust Co., 176 Broadway, N. Y. C. Severance & Schrum, 21 West 45th st, N. Y. C., are the architects. No subcontracts have yet been awarded.

awarded.

GARDEN CITY, L. I.—Van Name & Co., 82
Wall st, N. Y. C., have the general contract
to erect four residences for Gage E. Tarbell,
320 5th av, N. Y. C., at this place. Work has
not yet been started.

YONKERS, N. Y.—Kapp & Nordholm, North
2d av, Mount Vernon, N. Y., have received the
contract to furnish interior trim for a residence to be erected by the American Real Estate Company, Glenbrook av, Yonkers, N. Y.,
in this city.

BRONXVILLE, N. Y.—M. E. Sullivan, 147 tate c this

BRONXVILLE, N. Y.—M. E. Sullivan, 147 Lincoln av, Mount Vernon, N. Y., has received the general contract to erect a new residence for N. W. Elzia, owner, from plans by Bates & Howe, 25 West 42d st, N. Y. C. Estimated cost, \$15.000.

SOMERVILLE, N. J.—John C. Gulick, of Lamington, N. J., has received the general contract; Bergen Sheets, of Round Valley, the masonry and Elvin M. Hoffman, Whitehouse, N. J., the gas fitting, tinning and plumbing necessary for the new dwelling to be erected for James N. Pidcock.

for James N. Pidcock.

BELLEVILLE, N. J.—Daniel Mellis, Holm st, Belleville, has received the contract to erect twenty dwellings on Cedar Hill, this place, for the Greater Newark Homes Co., John st.

SMITHTOWN. L. I.—The Richardson & Boynton Co., 31 West 31st st, N. Y. C., have received the heating work on the new residence for R. Burnside Potter, now in course of erection at this place.

FACTORIES AND WAREHOUSES.

Church st, has received the general contract to erect the 3-sty brick manufacturing building, 44×90 ft., at 330-332 West 27th st, for the Coca Cola Co., of 297 8th av. Plans are by Arthur Tufts, 722 East Pratt st, Baltimore, Md. Estimated cost, \$30,000.

HOTELS.

HOTELS.

46TH ST.—The Otis Elevator Co., 17 Battery pl, has received the contract for furnishing elevators necessary for the new addition to the Ritz-Carlton Hotel in East 46th st. Warren & Wetmore, 3 East 33d st, architects. M. Reid & Co., general contractors, 114 West 29th st.

PUBLIC BUILDINGS.

PUBLIC BUILDINGS.

WASHINGTON, D. C.—The Woodbury Granite Co., of Hardwick, Vt., has received the contract for granite necessary for the construction of the new postoffice building at Washington, D. C. The amount of the contract is \$550,000.

\$550,000.

PLAINFIELD, N. J.—Levering & Garrigues, 552 West 23d st, N. Y. C., have received the structural steel work necessary for the extension to the public library in this city.

PLAINFIELD, N. J.—W. H. Fissell & Co., 1133 Broadway, N. Y. C., has received the contract to erect the brick and limestone library, 87x49 ft, on College pl and West 8th st, from plans by Wilder & White, 156 5th av, N. Y. C. Estimated cost \$50,000.

SCHOOLS AND COLLEGES.

LAKE PLACID, N. Y.—The Peter Keeler Building Co., of Albany, N. Y., has received the contract to erect a 4-sty school at this place to cost \$80,000. Work on the foundation has been started.

has been started.

STORES, OFFICES AND LOFTS.

GRAND ST.-H. E. J. Schiffer, 299 Lexington av, have received the plumbing work on the 7-sty loft building at 589-599 Grand st, for A.

Boldberg, of 20 East 90th st, from plans by Gronenberg & Leuchtag, 3 West 22d st. Estimated cost, \$35,000. No other subcontracts have been awarded.

timated cost, \$35,000. No other subcontracts have been awarded.

BROADWAY.—The A. E. Norton Co., 105
West 40th st, has received the structural steel work for the 20-sty office building, to be erected at the northwest corner of Broadway and 20th st, on the site of the old Continental Hotel, for Bing & Bing, 505 5th av, from plans by Robert T. Lyons, 505 5th av, from plans by Robert T. Lyons, 505 5th av, The owner is now taking bids on wrecking.

WEST NEW YORK, N. J.—William Walser, 400 16th st, West New York, has received the contract to erect four 3-sty and 4-sty brick buildings at the northeast corner of Palisade av and 16th st, for Ernst W. Hilderbrand. The estimated cost is \$94,140. Work will probably be completed by June next.

BROADWAY.—The Vogel Cabinet Co., 224 East 37th st, has received the contract for interior alterations to the building at the southwest corner of Broadway and 29th st, for the Prince Realty Co., 226 Lafayette st.

46TH ST.—The Vogel Cabinet Co., 224 East 37th st, has received the contract for interior cabinet work to the building 29 West 46th st, for the Ellay Realty Co., from plans by H. B. Herts, 35 West 31st st.

42ND ST.—The Colonial Title Co., 3199 Broadway, has received the contract for installing vault lights in the new Edison building, 124 West 42nd st, for the Edison Company, from plans by D. H. Burnham & Co., architects. The F. T. Nesbit Co., 116 Nassau st, is general contractor.

STOCKPORT, N. Y.—George McNally, of Saugerties, has received the contract to erect a

STOCKPORT, N. Y.—George McNally, of Saugerties, has received the contract to erect a 2-sty brick store and office building, 44x54 ft, in the Empire brickyard, this place.

27TH ST.—The Keystone Construction Co., 28 East 85th st, will install foundations and do the mason work for the 12-sty loft building to be erected at 153-159 West 27th st, for the Twenty-eighth Street & Seventh Avenue Realty Co.

PLANS FILED FOR NEW CON-STRUCTION WORK.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.
ST. NICHOLAS and EDGECOMBE AVS, and
137TH ST. northerly junction, 6-sty brick ten,
98.11x20.10, slag roof; cost, \$25,000; owners,
John and Mary O'Regan, 484 St Nicholas av;
architects, Schwartz & Gross, 347 5th av. Plan
No. 32.

7TH AV, n w cor. 114th st, 6-sty brick tenement, 100.11x86.11; cost, \$150,000; owner, 7th Av & 114th St Constn Co., 1980 7th av; architect, C. B. Meyers, 1 Union Sq. Plan No. 39.

DWELLINGS.

DWELLINGS.

89TH ST, No 11 E, 6-sty brick and stone residence, 25.6x74.8; cost, \$90,000; owner, Lawrence L. Gillespie, 108 E 70th st; architect, Arthur C. Jackson, 346 4th av. Plan No. 25.

79TH ST, Nos 20-22 E, 5-sty brick dwelling, 42x53, tin roof; cost, \$75,000; owner and architect, Chas. Buck Constn. Co., 5-7 E 42d st. Plan No. 41.

Plan No. 41.

FACTORIES AND WAREHOUSES.

McDOUGAL ST, No. 15, 7-sty brick manufacturing building, 65x60, slag roof; cost, \$70,-000; owners, The McCotter Const & Impt Co., 150 W 4th st; architect, E. Wilbur, 120 Liberty st. Plan No. 29. Wm S. McCotter, 150 West 4th st, pres.; C. H. Van Aken, 148 W 4th st, treas.

27TH ST, Nos. 330-332 W, 3-sty brick manufacturing building, 44x90, tar and gravel roof; cost, \$30,000; owner, The Coca Cola Co., 297 8th av; architect, Arthur Tufts, 722 East Pratt st, Baltimore, Md. Plan No. 30. The Industrial Eng Co., 30 Church st, has general contract.

55TH ST, No. 232 W, 4-sty brick warehouse,

55TH ST, No. 232 W, 4-sty brick warehouse, 20.2x96.9, tar and gravel roof; cost, \$15,000; owner, Mary A. Fitz Gerald, 62 Cedar st; architect, John Riggs, 62 Cedar st. Plan No. 34.

STABLES AND GARAGES.

4TH ST, No. 94 E, 7-sty brick loft and stable, 25x110; cost, \$40,000; owner, Albert Sokolski, 801 West End av; architects, Harrison & Sackheim, 230 Grand st. Plan No. 46.

Sackheim, 230 Grand st. Plan No. 46.

STORES, OFFICES AND LOFTS.

39TH ST, Nos. 35-37 W, 12-sty brick and stone loft, 41x89; cost, \$185,000; owner, Brunswick Realty Co., 118 E. 28th st; architect, F. C. Zobel, 118 E. 28th st. Plan No. 26.

CENTRE ST, Nos. 43-45, Duane st, No. 47, Lafayette st, Nos. 43-45, 18-sty brick office building, 40,9x47,4x32.8, tile roof; cost, \$150,-000; owner, Samuel Green, 43 W 34th st; architect, Harry Dean, 1323 Spruce st, Richmond Hill. Plan No. 28. Not let.

MADISON AV. Nos 112-114, 12-sty brick loft, 49,4x85; cost, \$200,000; owner, Lee Holstein, 1133 Bway; architect, W. H. Birkmire, 1133 Bway. Plan No. 38.

MISCELLANEOUS.

39TH ST, Nos. 621-627 W, 9-sty brick abattoir, 96x98; cost, \$225,000; owner, Joseph Stern & Sons, Inc., 616 W 40th st; architect, John J. Lawlor, 360 W 23d st. Plan No. 27.

LENOX AV, n e cor 145th st, fence, 145x6; cost, \$425; owner, Mary E. Pickney Estate, 33 Wall st; architect, The O J Gude Co, 935 Broadway. Plan No. 24.

BROADWAY, n e cor 168th st, sign, 110x9; cost, \$400; owner, Van Buren Estate, 21 W 14th st; architect, W. F. Wentz, 935 Broadway.

EDGECOMBE AV, 163d and 164th sts, block, 4-sty brick boiler house, laundry and dormitory, 37x76, tile roof; cost, \$60,000; owner, Sisters of Charity of St Vincent de Paul, Mt St Vincent-on-Hudson; architect, I, E. Ditmars, 111 5th av. Plan No. 33. Not let.

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EXPERT EXAMINATIONS AND REPORTS

3D ST, No. 3 E, concrete fence, 12x62.4; cost, \$12,000; owner, Wendel Estate, 175 Broadway; architect, Adolph Giobbe, 144 W. 39th.st. Plan No. 35.

BLACKWELL'S ISLAND, w s, opposite E 53d st. 4-sty brick male dormitory, 83x33; cost, \$100,000; owner, Department Public Charities, ft E 26th st; architect, Frank J. Helmle, 190 Montague st. Plan No. 36.

Montague st. Plan No. 36.

BLACKWELL'S ISLAND, w s, opposite E 53d st, 3-sty brick female dormitory, 100x32; cost, \$50,000; owner, Department Public Charities, ft. E 26th st; architect, Frank J. Helmle, 190 Montague st. Plan No. 37.

120TH ST, s s, 80 e 2d av, 1-sty brick shed, 20x40; cost, \$400; owner, Chas. C. Watkins, 417 E 122d st; architect, Gustav Schwarz, 302 E 158th st. Plan No. 42.

Bronx.

Bronx.

APARTMENTS. FLATS AND TENEMENTS.

HOE AV, e s, 104.14 s Home st, 5-sty brick tenement, tin roof, 50x88; cost, \$55,000; owner, Wm Sinnott, 697 E 165th st; architect, Harry T Howell, 3d av and 149th st. Plan No. 25.

VALENTINE AV, s w cor 197th st, 5-sty brick tenement, slag roof, 32.11½x81; cost, \$40,-000; owners, Fredk and Phil Stubenvoll, 2776 Briggs av; architect, Robt E La Velle, 368 E 149th st. Plan No. 27.

WASHINGTON AV, s e cor 175th st, 6-sty brick tenement, tin roof, 46.4x94; cost, \$55,000; owner, Sophie Mayer, 41 E 72d st; architect, C. B. Meyers, 1 Union Square West. Plan No. 29.

C. B. Meyers, 1 Union Square West. Plan No. 29.

BANCROFT ST, s s, from Hoe av to Faile st, four 5-sty brick tenements, tar and gravel roof, 60x98.6; total cost, \$215,000; owners, W. O. Constn Co., Wm. Oppenheim, 773 Westchester av, pres; architects, Goldner & Goldberg, 391 E 149th st. Plan No. 32.

MAPES AV, n e cor 178th st, three 5-sty brick tenements, tar and gravel roof, 46.0x104.7 and 49.7x102.7; total cost, \$140,000; owners, Jos. Diamond Constn. Co., Joseph Diamond, 1139 Wyatt av, pres.; architect, Henry Nordheim, 1087 Tremont av. Plan No. 38.

181ST ST, s w cor Vyse av, 3-sty brick tenement, slag roof, 25x78; cost, \$14,000; owner, Wm. F. Smith, 435 E 149th st; architect, Edw. J. Byrne, 3029 3d av. Plan No. 39.

23GTH ST, n s, 475 e Kepler av, 4-sty brick tenement, slag roof, 50x87.7; cost, \$32,000; owner, Richard Clemens, 2401 1st av; architect, C. S. Clark, 441 Tremont av. Plan No. 43.

WASHINGTON AV, e s, 49 n 169th st, 5-sty brick tenement, tar and gravel roof, 47.4x89.11; cost, \$50,000; owner, Hayman Eckmau, 1054 Grant av; architects, Goldner & Goldberg, 391 E 149th st. Plan No. 42.

CHURCHES.

140TH ST, n s, 535 e Willis av, 1-sty brick church, slate roof, 37x83.2; cost, \$25,000; owner,

140TH ST, n s, 535 e Willis av, 1-sty brick church, slate roof, 37x83.2; cost, \$25,000; owners, St. Peters Church, Rev. H. Steininger, 374 E 141st st, pastor; architect. Louis Allmendinger, 926 Bway, Brooklyn. Plan No. 41.

DWELLINGS.

DWELLINGS.

140TH ST, n s, 317 e Willis av, 2-sty brick dwelling, slag roof, 18x37; cost, \$4,500; St Peters Church, Rev H. Steinneger, 374 E 141st st, pastor; architect, Louis Allmendinger, 926 Eroadway. Plan No. 34.

233D ST, s, 167.6 w Laconia av, 2-sty and attic frame dwelling, tile roof, 22x45; cost, \$6,-000; owner, Sidney Richardson, 233d st and White Plains road; architect, Carl P Johnson, 8 E 42d st, Plan No. 31.

SPUYTEN DUYVIL ROAD, s w cor 236th st, 1-sty frame dwelling, 66.2x14.2; cost, \$800; owner, James Douglas, Spuyden Deyvil; architects, Ahneman & Younkeere, 3320 Bailey av. Plan No. 28.

BARTHOLDI ST, n e cor Holland av, two 2-sty brick dwellings, 47.6x25; total cost, \$11,200; owners, Durante Constn. Co., Antonio Durante, 149 Brook av, press.; architect, Jos. Ziccardi, 585 Morris av. Plan No. 37.

FACTORIES AND WAREHOUSES.

BRONX ELVD, w s. 450 s 213th st. 1-sty frame factory, galvanized iron roof, 60x100; cost, \$2,000; owners and architects, Jos. Marcus Woodworking Co., on premises. Plan No.

SCHOOLS AND COLLEGES.

165TH ST, s e cor Grand Concourse. 3-sty brick school, slag roof, 46.8x94.6; cost, \$30,000; owners, Ursuline Convent of St. Teresa's, Mother Augustin, New Rochelle, pres.; architect, A. G. C. Fletcher, 103 Park av. Plan No. 36.

STABLES AND GARAGES.

STABLES AND GARAGES.
FOREST AV, e s, 200 n 156th st, 2-sty brick dwelling, and garage, tar and gravel roof, 25 x135; cost, \$18,000; owner, Oscar L. Lyons, 201 E 106th st; architect, O. Reissmann, 30 lst st. Plan No. 26.

MORRIS PARK AV, No. 582, 2-sty frame stable, tin roof, 25x18; cost, \$500; owner Caroline Schleyer, on premises; architect, H. Nordheim, 1087 Tremont av. Plan No. 35.

STORES AND TENEMENTS.

GUN HILL ROAD, s e cor Webster av, 3-sty brick stores and tenement, tin roof, 26.4x77.7; cost, \$14,000; owner, Maria V Arnaino, 712 3d av; architect, Philip Resnyk, 1328 Broadway. Plan No. 30.

THEATRES.

THEATRES.

SO BOULEVARD, e s, 100 s Westchester av, 1-sty brick store and amusement hall, tar and gravel roof, 80x112.9; cost, \$35,000; owners, Mercury Realty Co, Samuel Brener, 650 Prospect av, pres; architects, Goldner & Goldberg, 391 E 149th st. Plan No. 33.

Brooklyn

APARTMENTS, FLATS AND TENEMENTS.
BERGEN ST, s s, 235.6 e Hopkinson av, 4sty brick tenement, 40x89, tin, tar and gråvel
roof, 16 families; cost, \$15,000; owner, Harry
Malkin, 1709 Lincoln pl; architects, Cohn Bros,
361 Stone av. Plan No. 170.

HINSDALE ST, w s, 20 s Blake av, four 3sty brick tenements, 20x75, tar and gravel
roof, C families; cost, \$24,000; owner, Anna
Lubinsky and ano, 333 Snediker av; architects,
Cohn Bios, 361 Stone av. Plan No. 211.

WARWICK AV, w s, 100 n Blake av, 3-sty
brick tenement, 20x70, tar and gravel roof, 6
families; cost, \$6,000; owner, Harry Schneider,
748 Shepherd av; architects, S. Millman & Son,
1780 Pitkin av. Plan No. 161.

DWELLINGS.

17TH AV, n e cor 57th st, 2-sty frame dwelling, 20x50, tin roof, 2 families; cost, \$4,500; owner, Jay Emm Realty & Const. Co., 61 Park Row, N. Y.; architects, Eisenla & Carlson, 3d av and 51st st. Plan No. 174.

56TH ST, s s, 100 w 7th av, two 2-sty brick dwellings, 20x51, tin roof, 2 families each; total cost, \$9,000; owner, Patrick Sweeney, 7th av and 56th st; architect, Thos. Bennett, 3d av and 52d st. Plan No. 169.

WEST 32D ST, w s, 300 s Mermaid av, two 1-sty frame bungalows, 17,6x35, shingle roof, 1 family each; total cost, \$2,400; owner, Daniel A. Flaherty, 607 Eastern Parkway; architect, Geo. H. Suess, 2985 W. 28th st. Plan No. 167.

SNYDER AV, n s, 18.9 e Johnson pl, six 2-sty brick dwellings, 18.9x32, tin roof, 1 family each; total cost, \$24,000; owner, Louis Brettschneider, 1251 42d st; architects, Eisenla & Carlson, 3d av and 51st st. Plan No. 182.

LOTT ST, n w cor Snyder av, 2-sty brick dwelling, 18.9x32, tin roof, 1 family; cost, \$4,000; owner, Louis Brettschneider, 1251 42d st; architects, Eisenla & Carlson, 3d av and 51st st. Plan No. 183.

JOHNSON PL, n e cor Snyder av, 2-sty brick dwelling, 18.9x32, tin roof, 1 family; cost, \$4,000; owner, Louis Brettschneider, 1251 42d st; architects, Eisenla & Carlson, 3d av and 51st st. Plan No. 183.

JOHNSON PL, n e cor Snyder av, 2-sty brick dwelling, 18.9x32, tin roof, 1 family; cost, \$4,000; owner, Louis Brettschneider, 1251 42d st; architects, Eisenla & Carlson, 3d av and 51st st. Plan No. 184.

17TH AV, s e cor 56th st, 2-sty frame dwelling, 20x50, tin roof, 2 families; cost, \$500;

st. Plan No. 184.

17TH AV, s e cor 56th st. 2-sty frame dwelling, 20x50, tin roof, 2 families; cost, \$500; owner, Jay Emein Realty & Const Co., 61 Park row, N. Y; architects, Eisenla & Carlson, 3d av and 51st st. Plan No. 220.

E. 14TH ST, w s, 190 n Av K, two 2-sty and attic frame dwellings, 22.4x48.4, shingle roof, 2 families each; total cost, \$11,000; owner, H. W. & A. M. Buckley Co, 1015 E 18th st; architect, Benj F. Hudson, 319 9th st. Plan No. 213.

213.

E. 14TH ST, e s, 220 n Av K, three 2-sty and attic frame dwellings, 22.4x48.4, shingle roof, 2 families each; total cost, \$16,500; owner, H. W. & A. M. Buckley Co, 1015 E 18th st; architect, Benj F. Hudson, 319 9th st. Plan No. 213.

E. 14TH ST, e s, 340 n Av N, four 2-sty and attic frame dwelling, &c, 17x35, shingle roof, 1 family; cost, \$12,000; owner, Remo Const Co, 678 Morris av, Bronx; architect, Frank Ferner, 325 Vermont st. Plan No. 216.

SCOVILLES WALK, e s, 200 s Surf av, 1-sty frame dwelling, 16x42, shingle roof, 1 family; cost, \$500; owner, Robert R Rehms, on premises; architect, Abram D Hinsdale, 5306 6th av, Plan No. 233.

E. 18TH ST, w s, 140 s Av N, 2-sty and at-

E. 18TH ST, w s, 140 s Av N, 2-sty and attic frame dwelling, 18x38.2, shingle roof, 1 family; cost, \$3,500; owner, Midwood Associates. 805 Flatbush av; architects, Slee & Bryson, 153 Montague st. Plan No. 224.

FACTORIES AND WAREHOUSES.

FLUSHING AV, s e cor North Portland av, 2-sty brick sample and testing plant, 104.3x 69.4, tin roof, I family; cost, \$10,000; owner, Kastruhuku & Lehrfeld, 21 John st; architect, R. T. Schaefer, 1524 Flatbush av. Plan No.

BAY 50TH ST, w s, 489 n Harway av, 1-sty frame storage shed, 16x20.6, tar paper roof; cost, \$400; owner and builder, Michael Le Biondo, 116 Bay 50th st. Plan No. 175.

AMOS ST, s s, 174 e Kingsland av, 1-sty frame storage, 25x100, slag roof; cost, \$1,500; owner, Richard Tump, on premises; architect, Emil J Meisinger, 394 Graham av. Plan No. 186.

83D ST, s s, 400 e 11th av, 1-sty frame storage shed, 10x14, iron roof; cost, \$200; owner, Christian, 83d st, bet 11th and 12th avs; builder, Jas K Stockton, 217 71st st. Plan No. 187.

187.

RUTLAND RD, n s, 214 w Utica av, 1-sty frame storage, 60x30, tar and gravel roof; cost, \$800; owner, Jas W. Smith, 1410 Sterling pl; architect, Gustave A. Skrzynski, 350 Fulton st. Plan No. 222.

3D AV, w s, 25.2 n 36th st, 1-sty brick storage, 21.6x95, tar and gravel roof; cost, \$6,000; owner, Chas Randal, 964 3d av; architects, Eisenla & Carlson, 3d av and 51st st. Plan No. 231.

MISCELLANEOUS.

JUMIS ST, n e cor Glenmore av, 2-sty frame coal bin, 10x10, — roof; cost, \$200; owner, Simon Nager, Jr., on premises; architect, E. G. Pfeiffer, 338 Pike st, Philadelphia, Pa. Piar No. 160.

Torran No. 160.

Starran No. 160.

HEYWARD ST, n s. 100 e Bedford av. 1-sty brick lavatory, 41.5x15; concrete roof; cost, \$2.000; owner, Shults Bread Co. 26 Beaver st; architect, Henry Holder, Jr., 242 Franklin av. Plan No. 197.

Plan No. 197.

KENT AV, n e cor West Sth st, 1-sty frame shed, 18x100, tar and gravel roof; cost, \$400; owner, Saml Jaros, 280 Baltic st; architect, Albert Ullrich, 371 Fulton st. Plan No. 189.

SUYDAM ST, s s, 75 w Myrtle av, 1-sty brick boiler room, 8x8, iron roof; cost, \$100; owner, John H. Swartz, 82 Suydam st; architect, Emil J. Meisinger, 394 Graham av. Plan No. 221.

STABLES AND GARAGES.

TIFFANY PL, e s, 259 s Harrison st, 2-sty brick stable, 25x98, tar and gravel roof; cost, \$5,000; owner, Timothy Quinn, Tiffany pl and Harrison st; architects, McCloskey & Boyle, 367 Fulton st. Plan No. 242.

16TH ST, n s, 297.10 e 10th av, 1-sty brick garage, 12x16, tar and gravel roof; cost, \$300; owner, Lena M. Welsing, 1621 10th av; builder, —. Plan No. 217.

STORES AND TENEMENTS.

SUMPTER ST, s e cor Saratoga av, 4-sty brick store and tenement, 20x89, tin roof, 6 families; cost, \$15,000; owner, Gustave Kellner, 1546 Union st; architects, Farber & Nurick, 1028 Gates av. Plan No. 203.

Queens.

DWELLINGS.

DWELLINGS.

FOREST HILLS.—Puritan av, n w s, 222 n e Greenway North, 2½-sty brick dwelling, 25x 35, tile roof, 1 family; cost, \$4,500; owner, Sage Foundation Homes Co, 47 W 34th st, Manhattan; architect, Grosvenor Atterbury, 20 W 43d st, Manhattan Plan No. 86.

WOODHAVEN.—Napier av, e s, 450 s Jamaica av, 2½-sty frame dwelling, 22x40, shingle roof, 1 family; cost, \$5,000; owner, H. Peterson Co, 643 Napier av, Woodhaven; architect, Charles Peck, 2802 Jamaica av., Richmond Hill. Plan No. 84.

ARVERNE—Vernam av, a s, 220 n. Apostol

Plan No. 84.

ARVERNE.—Vernam av, e s, 320 n Amstel Boulevard, 2½-sty frame dwelling, 28x44, shingle roof, 1 family; cost, \$2,500; owner, A. Wetzler, Arverne, L. I.; architect, E. F. Cojean, 19 So Park av, Rockaway Beach. Plan No. 82.

HOLLIS.—Clio av, e s, 350 s Keene av, 2½-sty frame dwelling, 30x30, shingle roof, 1 family; cost, \$4,000; owner, John Clerk, Hollis; architect, G. E. Crane, 60 Welling st, Richmond Hill. Plan No. 76.

FLUSHING.—Pere st, s w cor Delaware st.

mond Hill. Plan No. 40.

FLUSHING.—Pere st, s w cor Delaware st, five 2-sty brick dwellings, 20x54, rubberoid roof, 2 families; cost, \$20,000; owner, Edward Runge, Sandford av, Flushing; architect, A. E. Richardson, 100 Amity st, Flushing. Plan No.

fLUSHING.—Amity st, n s, 200 e Murray t, two 2½-sty frame dwellings, 24x30, shingle oof, 1 family; cost, \$9,000; owner, Mrs. John . Watson, Sandford av, Flushing; architect, k, E. Richardson, 100 Amity st, Flushing. Plan Nos. 78-79.

WINFIELD.—Thompson av, n s 46 e Meyer av, 2½-sty frame dwelling, 25x31, shingle roof, 1 family; cost, \$4,500; owner, C. Haegle, Thompson and Meyer avs, Winfield; architect, Robert W. Johnson, 60 Grove st, Corona, Plan No. 103.

No. 103.

ROCKAWAY PARK.—2d av, w s, 160 n Triton av, 3-sty frame boarding house, 30x72, shingle roof; cost, \$15,000; owner, Tobin & Kienan, Newport av, Rockaway Park; architect, Phillip Caplan, 497 Eoulevard, Rockaway Beach. Plan No. 89.

WHITESTONE.—5th st, n s, 110 e 7th av, 2-sty frame dwelling, 18x36, shingle roof, 1 family; cost, \$3,500; owner, Phillip Scheinam, Whitestone; architect, James O'Connor, Whitestone. Plan No. 90.

FOREST HILLS.—Continental av, s e s, 50 s

FOREST HILLS.—Continental av, s e s. 50 s w Groton st, 2½-sty brick dwelling, 21x38, tile roof, 1 family; cost, \$6,800; owner, Sage Foundation Homes Co, 47 W 34th st, Manhattan; architect, Grosvenor Atterbury, 20 W 43d st, Manhattan. Plan No. 87.

archtect, Grosvenor Atterbury, 20 W 43d St, Manhattan. Plan No. 87.

BAYSIDE.—Montano av, w s, 300 s 8th st, 2-sty brick dwelling, 20x50, tin roof, 2 families; cost, \$3,000; owner, Alexandro Banille, 23 Sheridan av, Brooklyn; architect, Max Hirsch, 186 Remsen st, Brooklyn. Plan No. 88.

JAMAICA.—Globe av, e s, 40, 65, 95, 125, 155 in Brown av, Brooklyn av, w s, 100 s Pacific st, six 2½-sty frame dwelling, 18x28, shingle roof, 1 family; cost, \$9,600; owner Max Wohl, 201 New York av, Jamaica; architect, Martin Wohl, 201 New York av, Jamaica. Plan Nos. 95, 96, 97, 98, 99, 100.

FLUSHING.—26th st, w s, 144 s Station rd, 2½-sty frame dwelling, 24x29, 1 family, shingle roof; cost, \$3,500; owner and architect, E. D. Latham, 74 So 17th st, Flushing. Plan No. 101.

HALLS AND CLUBS.

EVERGREEN.—Cypress av. Nos. 891-893, 1-sty frame dance hall, 30x30, tin roof; cost, \$1,500; owner, Chas. F. Elsenhofer, S89 Cypress av. Evergreen; architect, Ernest F. Lohse, 27 Himrod st, Ridgewood. Plan No. 93.

RICHMOND HILL.—Fulton st, s w cor Twombly pl, 2-sty brick store and office, slate roof; cost \$40,000; owner, James Butler, 390 Washington st, Manhattan; architect, William H. Gompert, 2102 Broadway, Manhattan. Plan No. 92.

STABLES AND GARAGES.

EVERGREEN.—Park pl, n e s, 250 s Prospect st, 1-sty frame stable, 20x12, tar paper roof; cost, \$150; owner, Charles Kreis, 14 Wyckoff av, Evergreen. Plan No. 85.

ckoff av, Evergreen. Plan No. 85.

CORONA.—National av, s w cor Jackson av,
1-sty concrete block stable, 24x16, tar roof;
cost, \$100; owner, Charles Rehberg, Jackson
av, Corona. Plan No. 81.

STORES, OFFICES AND LOFTS.

STORES, OFFICES AND LOFTS.

LONG ISLAND CITY.—Jackson av, s s, 311 e
Barn st, 2-sty brick store and office building,
25x105, gravel roof; cost, \$12,000; owner, John
Condax, 1129 2d av, Manhattan; architect,
William Clifford Co, 734 Vernon av, Long Island City. Plan No. 83.

FLUSHING.—Amity st, n e cor James st, 1sty stone office, 25x50, paroid roof; cost, \$2,000; owner, C. W. Copp, Bayside av, Flushing;
architect, A. E. Richardson, 100 Amity st,
Flushing. Plan No. 80.

STORES AND DWELLINGS.

WOODHAVEN.—University pl, n s, 50 e Clinton pl, 2-sty brick store and dwelling, 20x71, 2 families, tin roof; cost, \$3,500; owner, Bernard Lavilett, 1041 Bigelow pl, Woodhaven; architect, Louis Allmendinger, 926 Broadway, Brooklyn. Plan No. 94.

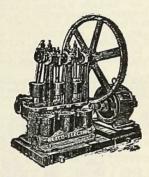
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MISCELLANEOUS.

MASPETH.—Grand st, s s, 42 e Cauldwell av, 1-sty frame saloon, 20x30, tar and gravel roof; cost, \$395; owner, Anna Doyle, 23 Clinton st, Maspeth; architect, Albert H. Stines, 16 Cauldwell av, Maspeth. Plan No. 91.

ROCKAWAY BEACH.—Division av, e s, 335 n Boulevard, 1-sty brick abbatoir, 25x50, slag roof; cost, \$2,000; owners, Lapof & Son, 543 Boulevard, Rockaway Eeach; architect, J. P. Powers & Co, 60 Fairview av, Rockaway Beach. Plan No. 104.

Richmond.

DWELLINGS.

MAIN ST, s w cor Greenleaf av, West New Brighton, three 2½-sty frame dwellings, 28x30; cost, \$3,500 each; owner, H. H. Merriman, Dunmore, Pa. and on premises; architect, John Davies, Tompkinsville; builder, M. H. Meehan, on premises. Plan No. 9.

MAIN ST, s e cor Greenleaf av, West New Brighton, five 2½-sty frame dwellings, 28x30; cost, \$3,500 each; owner, H. H. Merriman, Dunmore, Pa.; architect, John Davies; builder, M. H. Meehan, on premises. Plan No. 10.

RIDGEWOOD PL, n s, 375 s Castleton av, Tompkinsville, 2½-sty frame dwelling, 20x38; cost, \$3,000; owner, Richard Karlsson; architect, Chas B Heweker, Tompkinsville; owner builds. Plan No. 11.

VAN DUZER ST, w s, nr Vanderbilt av, Stapleton, 1½-sty dwelling, 32x37; cost, \$4,000; owner, Gustave Litsche, 1042 Van Duzer st, Stapleton; plans by owner; owner builds. Plan No. 14.

CENTRAL AV, w s. 93 s. 2d st. New Deventry of the control of the cont

CENTRAL AV, w s, 93 s 2d st, New Dorp, 2-sty frame dwelling, 24x32; cost, \$1,800; owner, Chas Doroshook; plans by owner; owner builds. Plan No. 12.

RICHMOND RD, n s, 103 w Central av. 1-sty rame store and dwelling, 16x48; cost, \$1,100; wner, Edw Kunert; architect and builder, Chas oroshook. Plan No. 13.

PLANS FILED FOR ALTERA-TION WORK.

Manhattan.

BOWERY, No. 119, steel beams, columns, to 3-sty brick store and lodging house; cost, \$800; owner, J. Fleisher, 119 Bowery; architects, Harrison & Sackheim, 230 Grand st. Plan No. 112.

rison & Sackheim, 230 Grand st. Plan No. 112.
BEDFORD ST, No. 86, partitions to 2-sty brick dwelling; cost, \$400; owner, Antonio Musanti, 95 Macdougal st; architect, A. V. Burke, 220 Broadway. Plan No. 110.
CROSBY ST, No. 93, partitions, windows to 6-sty brick lofts; cost, \$800; owner, New York Life Insurance & Trust Co., 50 Wall st; architect, Marshall R. Grimes, 39 East 42d st. Plan No. 95.

No. 95.

DELANCEY ST, No 150, skylights, fire-escape, columns, steel beams, to 3-sty brick store and shops; cost, \$5,000; owner, H. Luwish, 538 Cleveland st, Brooklyn; architects, Harrison & Sackheim, 230 Grand st. Plan No. 111.

DELANCEY ST, No. 102, 1-sty brick rear extension, 15.2x9.3, windows, skylights, to 5-sty brick tenenement, office and store; cost, \$600; owner, Rose Tillman, care architects, Harrison & Sackheim, 230 Grand st. Plan No. 132.

ESSEX ST, No. 1, Canal st, No. 25, piers, alter show windows, to 4-sty brick stores and tenement; cost, \$225; owner, John S. Foster, 124 Bowery; architect, Alexander Baylies, 33-34 Bible House, Plan No. 101.

FORSYTH ST, Nos 79-81, add 1-sty pent

124 Bowery; architect, Alexander Baynes, 50-54 Bible House. Plan No. 101.

FORSYTH ST, Nos 79-81, add 1-sty pent house, columns, steel beams to 5-sty brick baths and lodge rooms; cost, \$4,000; owner, Dr. L. Druskin, 79 Forsyth st; architect, O. Reissmann, 30 1st st. Plan No. 137.

HENRY ST, No. 137, store fronts, skylights, partitions, windows, steel beams, to 4-sty brick school; cost, \$4,000; owner, Mary E. Mullins, 157 East Broadway; architects, Horenburger & Bardes, 122 Bowery. Plan No. 96.

HENRY ST, No. 116, Madison st, No. 166, fire-escapes, to two 4-sty schools; cost, \$3,600; owner, City of New York; architect, C. B. J. Snyder, 500 Park av. Plan No. 94.

NASSAU ST, Nos. 154-170; Frankfort st, Nos.

Snyder, 500 Park av. Plan No. 94.

NASSAU ST, Nos. 154-170; Frankfort st, Nos. 1-9; Spruce st, Nos. 1-7, cut openings, partitions to two 5 and 19 sty office and loft; cost, \$500; owner, The Tribune Association, 154 Nassau st; architect, D. A. Mason, 154 Nassau st. Owner builds. Plan No. 102.

NASSAU ST, No. 84, partitions, windows, to 6-sty brick store and office; cost, \$600; owner, Wm. M. Martin, 50 Pine st; architect, Henry Houghton, 18 E 42d st. Plan No. 125.

RIVINGTON ST, No. 111, partitions, windows, to ilets, to 3-sty store and dwelling; cost, \$6,500; owner, Dr. M. Neustaedter, 111 2d st; architects, Harrison & Sackheim, 230 Grand st. Plan No. 129.

UNIVERSITY PL, Nos. 9-11, windows, to 6-sty

No. 129.

UNIVERSITY PL, Nos. 9-11. windows, to 6-sty brick stores and lofts; cost, \$300; owner, Sailors Snug Harbor, 31 Nassau st; architect, Chas. Volz, 160 5th av. Plan No. 119.

WATER ST, No. 573, partitions, etc., to 2-sty loft; cost, \$400; owner, Edward V. Lane, premises; architect, Max Muller, 115 Nassau st. Plan No. 123.

Plan No. 123.

4TH ST, No. 52 E, partitions, windows, toilets, to 4-sty brick dwelling and loft; cost, \$3,000; owner, Mrs. Mary Ams, 571 W 183d st; architect, David Bleier, 545 E 139th st. Plan No.

124.

11TH ST. No 343 E, toilets, partitions, windows, to 5-sty brick tenement; cost, \$2,500; owner, Edward Rafter, 424 E 123d st; architect, O. Reissmann, 30 1st st. Plan No. 115.

36TH ST. No 58 W, 1-sty front and rear extension, 20x38, stairs, dumbwaiter, partitions, new front, to 5-sty brick residence; cost, \$5,000; owner, Andrian H Muller, 55 W 52d st; architects, Smith & Ross, 103 Park av. Plan No. 108.

44TH ST, No. 257 W, partitions, toilets, windows, to 4-sty tenement; cost, \$350; owner, Wm. Waldorf Astor, London, Eng.; architect, J. F. Burrowes, 410 W 34th st. Plan No. 127.

45TH ST, No 29 W, partitions, toilets, to 4-sty brick dwelling; cost, \$450; owner, Century Holding Co., 1182 Bway; architect, S. B. Shafler, 1585 Washington av. Plan No. 121.

39TH ST, No 340 W, alter platforms and stairs, to 3-sty brick tenement; cost, \$250; owner, Katherine Schmuck, 335 W. 39th st; architect, Arnold Leiren, 456 E 141st st. Plan No. 116.

architect, Arnold Leiren, 456 E 141st st. Plan No. 116.

56TH ST. No 230 E, partitions, store front to 5-sty brick tenement; cost, \$200; owner, Emma R. Harbaugh, 571 Park av; architect, P. F. Brogan, 119 E 23d st. Plan No. 135.

57TH ST, Nos 622-640 W, tank, steel beams, to 4-sty brick garage; cost, \$250; owner site. Chas. Appleby, 11 John st; owner bildg, New York Taxicab Co., 733 7th av; architect, C J. Rankin, White Plains, N. Y. Plan No. 105.

73D ST, No 247 W, Broadway, Nos 2101-2115, sign, to 18-sty hotel; cost, \$4,000; owner, W. E. D. Stokes, 2101 Bway; architect, W. T. Totten, 101 W. 42d st. Plan No. 130.

74TH ST, No 43 E, 2-sty brick rear extension, \$x5, to 4-sty brick dwelling; cost, \$1,100; owner, Miss Harriet Weller, 43 E 74th st; architect, J. Odell Whitenack, 231 W 18th st. Plan No. 97.

110TH ST, No 228 E, alter windows to 5-sty brick tenement; cost, \$25; owner, Salvatore Marotarona, 228 E 110th st; architects, Moore & Landsiedel, 148th st and 3d av. Plan No.

112TH ST, No 307 E, doors, windows, stage, alter seats to 3-sty brick church and rectory; cost, \$500; owners, Gaetano Zibelli & Sons, 211 E 115th st; architect, M. W. Del Gaudio, 401 E Tremont av. Plan No. 106.

123D ST, Nos 155-157 S, alter shafts, windows, to 2 5-sty brick stores and tenements; cost, \$200; owners, Lese & Connelley, 35 Nassau st; architects, Gronenberg & Leuchtag, 7 W 22d st. Plan No. 114.

W 22d St. Plan No. 114. 125TH ST, Nos 50-52 E, partitions, windows, toilets, etc., to 4-sty store and lofts; cost \$5,-000; owner, Mrs. Lottie Crabtree, Boston, Mass.; architect, Chas. Dingeldein, 530 E 138th st. Plan No. 126.

Plan No. 126.

127TH ST, Nos 78-80 E, windows, to 6-sty store and tenement; cost, \$50; owner, Abraham Michelson, Coytesville, N. J.; architect, Frank Straub, 18 E 42d st. Plan No. 128.

AV C. No 111, partitions, alter chimneys to 3-sty brick tenement; cost, \$750; owners, J. Lehrer & C. Steinhausen, 94 Av A; architect, Jacob Fisher, 25 Av A. Plan No. 103.

BOWERY, Nos 180-182, stairs, store fronts, skylights to 2-3-sty brick stores; cost, \$9,000; owners, James C. Ayer & Chas. F. Ayer, 141 Milk st., Boston, Mass; architect, John R. Hinchman, 350 W 71st st. Plan No. 136.

BROADWAY, Nos 2824-26, sign to 2 2-sty brick

owners. James C. Ayer & Chas. F. Ayer, 141 Milk st. Boston, Mass; architect, John R. Hinchman, 350 W 71st st. Plan No. 136.

BROADWAY, Nos 2824-26, sign to 2 2-sty brick stores; cost, \$200; owner, Geo. Slawson, 284 Columbus av. Plan No. 99.

BROADWAY, Nos 632-634, staircases, beams to 12-sty brk store and lofts; cost, \$450; owner, Helen C. Juilliard et al, 72 Worth st; architects, Maynicke & Franke, 25 Madison Sq North. Plan No. 109.

BROADWAY, No 865, sidewalk lift, front entrance, iron shutters, partitions, to 5-sty brick office and store; cost, \$7,000; owner, Beers Realty Co., 165 Broadway; architects, Hunt & Hunt, 28 E 21st st. Plan No. 109.

BROADWAY, No. 414, partitions, etc., to 7-sty brick office and loft; cost, \$500; owner, Eisman & Lippmann, 54 Lafayette st; architect, M. Perlberg, 245 E 136th st. Plan No. 120.

BROADWAY, Nos. 546-548. Crosby st, Nos. 80-82, steel girders, alter skylights, doors, to 5-sty brick stores and lofts; cost, \$4,000; owner, Estate J. J. Astor, 23 W 26th st; architect, L. C. Maurer, 1493 Bway. Plan No. 131.

MADISON AV, 4th av, 23d and 24th sts, block, install vault, posts, girders, partitions to 11 & 40-sty office; cost, \$1,000; owner, Metropolitan Life Ins. Co, 1 Madison av; architect, D. E. Waid, 1 Madison av. Plan No. 138.

ST. NICHOLAS AV, Nos. 1431-1435, 182d st, Nos 600-610 W, bake oven, chimney, to 1-sty brick store; cost, \$700; owner, Mortimer Adams, 15 William st; architect, H G Steinmetz, 1007 E 180th st. Plan No. 134.

1ST AV, No 2229, doors, walls, stairway, to 3-sty brick store and dwelling; cost, \$250; owner, Guisseppe Albino, premises; architect, M. W. Del Gaudio, 401 E Tremont av. Plan No. 107.

2D AV, No 1168, alter ceiling to 5-sty brick tenement and stores; cost, \$250; owner, Osias Karp, 95 James st; architect, Maximilian Zipkes, Inc., 220 5th av. Plan No. 117.

3D AV, No. 1953, alter doors, dumbwaiter, to 4-sty brick store and tenement; cost, \$50; owner, Morris Prowler, 2270 7th av; architect, G. I. Prowler, 569 DeKalb av, Bklyn. Plan No. 98.

5TH AV, No. 381, skylights, partitions, to 6-sty brick store and loft; cost, \$1,000; owner. Isaac H. Peller, 383 5th av; architect, Samuel Sass, 32 Union so. Plan No. 133.

6TH AV, s w cor 102d st, windows, partitions, to 3-sty brick store and salesroom; cost, \$2.500; wner, Burrows, Neeley & Co., 110 W 34th st; architect, Paul C. Haan, 110 W-34th st. Plan No. 118.

No. 118.

7th av. No 45, partitions, windows, to 5-sty brick office and studio; cost, \$450; owner, Chas. F. Hogeman, 100 Main st, Orange, N. J.; architect, David Charleson, 260 W. 22d st. Plan No. 93.

STH AV, No 705, partitions, columns, girders, to 4-sty brick tenement; cost, \$5,000; owner, James L. Van Alen, Newport, R. I.; architect, John H. Knubel, 318 W 42d st. Plan No. 104.

STH AV, No 2482, partitions, toilets, to 5-sty store and tenement; cost, \$300; owner, Henry Weil Estate, 192 Bway; architect, F. E. Glasser, 70 Manhattan st. Plan No. 122.

Bronx.

156TH ST, s w cor Trinity av, 1-sty brick extension, 52.4x32.4, to 3-sty brick stores and dwelling; cost, \$8,000; owner, Adam Hoffman, on premises; architect, E. Ebeling, 1136 Walker av. Plan No. 24.

av. Plan No. 24.

165TH ST, No 433, 2-sty brick extension, 34.2x 17, to 2-sty brick stable and dwelling; cost, \$2,000; owners, Farmers Feed Co., Jos. Stehlin, 76th st and East River, pres.; architect, Chas. Stegmayer, 168 E 91st st. Plan No. 25.

177TH ST, 418, 1-sty brick extension, 23x26.4 to 2-sty frame store; cost, \$3,000; owner, F W. Kinsman, 601 8th av; architect, C. S. Clark, 441 Tremont av. Plan No. 29.

BROADWAY, No 5761, 1-sty frame extension, 22x100, to 2-sty and attic frame dwelling; cost, \$800; owner, John P. Byrnes, 456 W 150th st; architects, Moore & Landseidel, 148th st & 3d av. Plan No. 27.

CONCORD AV No 466 new dumbwaiter shaft

architects, Moore & Landseidel, 148th st & 3d av. Plan No. 27.

CONCORD AV, No 466, new dumbwaiter shaft, new partitions, &c, to 3-sty brick tenement; cost, \$500; owners, D. & M. Altieri, 468 Concord av; architect, Robt. E. La Velle, 368 E 149th st. Plan No. 23.

MORRIS PARK AV, No 582, 1-sty frame extension, 2.10x52.2, to 3-sty frame store and dwelling; cost \$500; owner, Caroline Schleyer, on premises; architect, Henry Nordheim, 1087 Tremont av. Plan No. 28.

WHITE PLAINS AV, No 3667, 2-sty frame extension, 9.6x34, to 2½-sty frame store and dwelling; cost, \$1,500; owner, Robt. C. Boeder, 3415 Duncombe av; architect, L. W. Lewis, 839 E 216th st. Plan No. 22.

WILLIS AV, s e cor 134th st, new partitions, to 5-sty brick hotel; cost, \$500; owners, Reserve Realty Co, 9 Church st; architect, Henry Zlot, 230 Grand st. Plan No. 26.

Brooklyn.

BERGEN ST, No. 38, 1-sty brick extension, 23.1x40; cost, \$3,000; owner, Chas. A. Freed, 264 Degraw st; architect, David A. Lucas, 98 3d st. Plan No. 166.

3d st. Plan No. 166.

CALYER ST, Nos. 121 & 127, new toilet compartment, etc.; cost, \$600; owner, Chas. R. Reynolds, — St. Marks av; architect, Gustave Erda, 826 Madison av. Plan No. 181.

CHESTNUT ST, No. 149, new extension, etc.; cost, \$128; owner, Joseph Abramson, on premises; builder, Joseph Moss, 188 Richmond st. Plan No. 159.

Plan No. 159.

COLUMBIA ST, e s, 20 S Carroll st, remove columns, etc.; cost, \$200; owner, John Maguire, 269 Columbia st; architect, John Burke, 703 East 4th st. Plan No. 185.

COURT ST, No. 296, new walls, &c; cost, \$50; owner, Morris Kuchein, 151 Atlantic av; builder, F. P. Imperatio, 267 Court st. Plan No. 243.

DEBEVOISE ST, n s, 125 e Graham av, new stairs, &c; cost, \$200; owner, Jos Werbelovsky, 91 Meserole st; builder, —. Plan No. 235.

DEGRAW ST, No. 75, new show windows, &c; cost, '\$100; owner, Luigi Desposito, on premises; architect, Wm. J. Conway, 400 Union st. Plan No. 230.

FULTON ST, No. 246, new partitions, etc.; cost, \$7,000; owner, Ovington Bros. Co., 314 5th av, N. Y.; architects, Halton & Buys, 311 Madison av, N. Y. Plan No. 180.

HEYWARD ST, n s, 100 e Bedford av, new toilet compartment, etc.; cost, \$350; owner, Schults Bread Co., 26 Beaver st; builder, Henry Holder, Jr., 242 Franklin av. Plan No. 192.

HICKS ST, No. 50, new partitions, etc.; cost, \$500; owner, Walter C. Korn, 135 Broadway, N. Y.; architect, Geo. M. Lawton, 1330 East 15th st.

JOHN ST, e s. 99 n Bridge st, new tank on

JOHN ST. e s, 99 n Bridge st, new tank on roof; cost, \$1,100; owner, National Licorice Co., 106 John st; builder, Flint & Walling Mfg. Co., 96 Wall st, Plan No. 198.

KEAP ST, n s, 200 w Marcy av, new flooring, etc.; cost, \$25; owner, Louis Saul, 215 Keap st; builder, Wm. Nolan, 63 Broadway. Plan No. 179.

LEONARD ST, e s, 75 n Meserole st, new walls, etc.; cost, \$300; owner, J. & H. Weberlofsky, on premises; architects, Brooks, Rosenberg & Hirsch, 186 Remsen st. Plan No. 199.

PIERREPONT ST, No. 102, new walls, &c; cost, \$2,000; owner, John B. Slee, 153 Montague st; architects, Slee & Bryson, same address. Plan No. 244.

PRESIDENT ST, No. 564, new partitions, etc.; cost, \$50; owner, Rosanna Desanna, on premises; architect, David A. Lucas, 98 3d st. Plan No. 206.

PRESIDENT ST, No. 194, new door, etc.;

PRESIDENT ST, No. 194, new door, etc.; cost, \$300; owner, Thos. Buckley, on premises; architect, Edw. T. Armstrong, Union and Court st.

PROSPECT PL, n s, cor Eastern Parkway, extension new windows, etc.; cost, \$1,000; owner, Yeshwa Lifereth Bachwim, 1552 St. Marks av; architect, Cohn Bros., 361 Stone av. Plan No. 173.

No. 173.

SEIGEL ST, s s, 540 e Bushwick av, 1-sty frame extension, 46x14; cost, \$1,000; owner, Fred Elflein, 218 Seigel st; architect, Louis Allmendinger, 926 Broadway. Plan No. 190.

WALWORTH ST, No. 80, new window, etc.; cost, \$600; owner, Moses Rosen, 27 Whipple st; architect, Henry Vollweiler, 696 Bushwick av. Plan No. 171.

WILLOUGHBY ST, No. 191-3, 3-sty and basement brick extension, 6.6x7; cost, \$1,500; owner, Amello Cirillo, 193 Willoughby st; architect, Jos P. Rofrano, 215 York st. Plan No. 241.

WEST 1ST ST, w s, 32.1 n Park pl, 2-sty frame extensions, 18.3x12.6; cost, \$1.500; owner, Isaac Schulman, 44 Mermaid av; architect, Lee Samenfeld, 8 E 42d st. Plan No. 238.

2D ST, No. 333, new sinks, etc.; cost, \$200; owner and architect, Giuseppi De Priore, on premises. Plan No. 177.



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SOUTH 4TH ST, No. 353, new wash tubs, &c; cost, \$125; owner, Nathan Goldstein, 287 Division st; builder, Sigmund Youchman, 219 W. 145th st. Plan No. 239.

W. 145th st. Plan No. 239.

EAST 7TH ST. e s, 320 n Ave M, alter roof, etc.; cost, \$3,000; owner, Ester Lutwack, 146 Wyona st; architect, S. Millman & Son, 1780 Pitkin av. Plan No. 158.

W 9TH ST, s s, 150 w Clinton st, new plumbing; cost, \$10; owner, Enrico Delcompo, on premises; builder, Hugh J. Hoehr, 88 Richard st. Plan No. 227.

BAY 14TH ST, No. 138, 1-sty frame extension, 9x10; cost, \$250; owner, Aaron Cohen, on premises; architect, A. J. MacManus, 44 Court st. Plan No. 240.

E. 15TH ST, s e cor Ay J. 1-sty brick ex-

st. Plan No. 240.

E. 15TH ST, s e cor Av J, 1-sty brick extension, 20x19.6; cost, \$1,000; owner, Frank Licht et al, 6 Morton av; architect, McCloskey & Boyle, 367 Fulton st. Plan No. 245.

17TH ST, n s, 99.6 e Sth av, new windows, etc.; cost, \$200; owner, Louise Gallo, 443 17th st; architect, Harold G. Dangen, 215 Montague st. Plan No. 201.

18TH ST, n s, 125 w 7th av, new partitions, &c; cost, \$75; owner, Robert Krebs, 361 18th st; architect, John M. McCullagh, 287 18th st. Plan No. 229.

W 29TH ST s w cor Surf av, alter buildings

W 29TH ST, s w cor Surf av, alter buildings or bathing pavilion; cost, \$700; owner, Alfon- Steark, on premises; builder, S. P. Murphy, O Bldg, Surf av. Plan No. 223.
69TH ST, No 1369, new house drain, etc.; sct, \$40; owner, John Alfeltra, on premises; rehitect, Carl A. Olsen, 6811 16h av. Plan o. 209.

69TH ST, Nos 1451-3, new house drain, etc.; cost, \$80; owner, Lorenzo Salvesto, 83 Mulberry st, N. Y.; architect, Carl A. Olsen, 6811 16th av. Plan No. 210.

16th av. Plan No. 210.

ALBANY AV. e.s., 36 s Lincoln pl, new house drain, etc.; cost, \$100; owner, John R. McIven, 307 Albany av; architect, Walter T. Connelly, 2916 Clarendon rd. Plan No. 204.

ALBANY AV, e.s., 18 s Lincoln pl, new plumbing, etc.; cost, \$150; Owner, John Martin, 305 Albany av; architect, Walter Connelly, 2916 Clarendon rd. Plan No. 208.

ATLANTIC AV, s. e. cor Fountain av, 1-sty brick extension, 176x26; cost, \$10,500; owner, City of New York, City Hall; architect, I. M. de Varona, Chief Engr., 21 Park Row, N. Y. ATLANTIC AV, No. 937, new partitions, &c; cost, \$400; owner, Wm H. Strang, 900 Atlantic av; architect, David A. Lucas, 98 3d st. Plan No. 228.

BAY RIDGE AV, s. e. cor Ft. Hamilton av

BAY RIDGE AV, s e cor Ft. Hamilton av, 1-sty brick extension, 20x23; cost, \$700; owner, Thos. McHughes, on premises; architects. Eisenla & Carlson, 3d av and 51st st. Plan No. 248 246

DEKALB AV, No. 778, new plumbing stures; cost, \$90; owner, Al Lehman, on premises; builder, Bennett Aronousky, \$26 St. John pl. Plan No. 162.

DBKALB AV, No. 669, repair fire damage; cost, \$600; owner, Lizzie Vrooman, 258 Lexington av; builder, Michael J. Hannon, 539 Lafayette av. Plan No. 207.

ton av; builder, Michael J. Hannon, 539 Larayette av. Plan No. 207.

EAST N. Y. AV, s w cor Watkins st. new stairway, &c; cost, \$6,000; owner, Jacob Rubin, 18 W. 18th st, N Y; architect, Morris Schwartz, 194 Bowery, N. Y. Plan No. 232.

KNICKERBOCKER AV, w s, 75 s Willoughby av, new machine booth, etc.; cost, \$200; owner, Louise Wicke, 1375 Myrtle av; architect, John C. Hestermunn, 172 Hamburg av. Plan No. 164.

KNICKERBOCKER AV, s w cor Willoughby av, new toilet compartment; cost, \$300; owner, Martin Klesch, Himrod st and Central av; architect, Emil J. Meisinger, 394 Graham av. Plan No. 191.

MERMAID AV, n w cor West 22d st. new

Plan No. 191.

MERMAID AV, n w cor West 22d st. new partitions, etc.; cost, \$100; owner, Edward Curley, 3120 Ocean av; architect, Richard Marzari, 2818 West 6th st. Plan No. 172.

MONTROSE AV, No. 240, new store front, etc.; cost, \$100; owner, Chas. M. Beck, 242 Montrose av; architect, Louis Berger & Co., Myrtle av and Cypress av.

MYRTLE AV, No. 717, new plumbing, etc.; cost, \$180; owner, Minnie Spier, on premises; architect, Ernest Dennis, 241 Schenck av. Plan No. 165.

MYRTLE AV, No. 158, now table.

MYRTLE AV, No. 158, new toilet compartment, etc.; cost, \$300; owner, Morris Gewitz, on premises; architects, Hirsch, Brook & Rosenberg, 186 Remsen st. Plan No. 188.

on premises, are the tests, his children brook & Rosenberg, 186 Remsen st. Plan No. 188.

NEPTUNE AV, n w cor West 1st st, 1-sty frame extension, 18x7; cost, \$200; owner, Mary Sutter, on premises; architect, Richard Marzari, 2818 West 6th st. Plan No. 168.

RALPH AV, e s, bet Dean and Pacific sts, alter building for moving picture; cost, \$150; owner, {lebrew Orphan Asylum (Inc), Ralph av, bet Dean and Pacific st; architect, Jno B. Snooks Son, 73 Nassau st, N. Y. Plan No. 234.

THROOP AV, No. 74, new partitions, &c: cost, \$150; owner, Chas Jacobs, on premises; architects, Brook, Rosenberg & Hirsch, 186 Remsen st. Plan No. 225.

TOMPKINS AV, No. 261, new partitions, etc.; cost, \$500; owner, Rosie Kaplan, on premises; architect, Glucroft & Glucroft, 34 Graham av. Plan No. 178.

WILLOUGHEY AV, Nos. 868 & 870, new

WILLOUGHEY AV, Nos. 868 & 870, new walls, &c; cost, \$1,000; owner, Dean Holding Co, 62 Graham av; architects, Glucoft & Glucoft, 34 Graham av. Plan No. 236.

3D AV, n w cor Degraw st, new plumbing, etc.; cost, \$200; owner, Brooklyn Union Gas Co., 188 Remsen st. Plan No. 200.

Queens.

ROCKAWAY BEACH.—Boulevard, n s, 75 e Review av, erect new store front; cost, \$30; owner, Elizabeth Gross, premises. Plan No. 16. ROCKAWAY BEACH.—Boulevard, n s, 125 w Center av, 1-sty frame extension on rear, 27x13, felt and gravel roof; cost, \$500; new plumbing; owner, John Wagner, Boulevard and

Fairview avs, Rockaway Beach; architect, James B. Smith, 67 No. Fairview av, Rocka-way Beach. Plan No. 17.

way Beach. Plan No. 17.

ROCKAWAY BEACH.—Waverly av, w s, 471
s Boulevard, building to be raised two ft, and
1-sty added to top, shingle roof, new plumbing,
occupied as boarding house; cost, \$2,700; owner,
Amelia A. Rogers, 396 Boulevard, Rockaway
Beach; architect, T. Craw, 29 No. Pleasant av,
Rockaway Beach. Plan No. 18.

RAP BOCKAWAY—New st. n. w. cor Broad-

FAR ROCKAWAY.—New st, n w cor Broad-ay, erect w. c. compartments above veranda; ost, \$275, new plumbing; owner Mrs. Cather-ne E. McKenna, 123 East 72d st, Manhattan.

Plan No. 19.

EVERGREEN.—Van Cortlandt av, s s, 100
e Fresh Pond rd, excavate cellar and erect new
foundation; cost, \$200; owner, Phillip Dietz,
premises. Plan No. 20.

METROPOLITAN.—Harman st, s s, 260 w
Forest av, erect new stone foundation; cost,
\$150; owner, Mrs. Louise Ernest, premises. Plan
No. 21.

No. 21.

ROCKAWAY BEACH.—Thompson av, w s, 150 n Boulevard, 1-sty added to top, shingle roof; cost, \$650; owner, Mrs. A. Seelig, 11 No. Thompson av, Rockaway Beach; architect, Jno. Breckenridge, Jamaica. Plan No. 22.

RICHMOND HILL.—Jamaica av, No. 2387, erect new steel electric sign; cost, \$50; owner, Lewis Gotthoff Construction Co., 2377 Jamaica av, Richmond Hill. Plan No. 23.

PHOCEWOOD — Martla av, No. 2328, erect new

RIDGEWOOD.—Myrtle av. No. 2328, erect new steel electric sign; cost, \$50; owner, L. Burkhard, 2421 Silver st, Ridgewood. Plan No. 24. LONG ISLAND CITY.—Steinway av. No. 433, erect new steel electric sign; cost, \$50; owner, C. Muller, 433 Steinway av, Long Island City. Plan No. 25.

Richmond.

Richmond.

BAY ST, w s, 91 n Swan st, Tompkinsville, toilets and fire escapes for tenement; cost, \$500; owner, Jos Carusello & Jos Trifoglio, 274 Bay st; owners build. Plan No. 5.

BOYD ST, s s, head Court st, water tower; cost, \$1,500; brick; owner, Rubsam & Horrmann Bwg Co; architect, Jos Whitford, St George; owner builds. Plan No. 6.

STUYVESANT PL, w s, 325 n Wiener pl, New Brighton, stone retaining wall to stable; cost, \$400; owner, Fred Hilderbrandt, 45 Central av; builder, Wm Mahr, 297 Gordon st, Stapleton. Plan No. 9.

TAYLOR ST, e s, 725 s Castleton av, West New Brighton, exten to club house; cost, \$400; owner, Starin Hose Co., 207 Taylor st, W. N. B; builder, Ed A Deppe, 205 Dongan st, W. N. B. Plan No. 7.

EROADWAY, n s, 197 e Johnson st, alt store and dwelling frame; cost, \$1,000; owner, Lizzie Penney; architect and builder, Chris. C. Petersen. Plan No. 10.

FRESH KILL RD, e s, n e c Wright st, Rossyille, chimney to dwelling; cost, \$15; owner, water and control of the control of the cost of the cost of the control of the cost of the c

FRESH KILL RD, e s, n e c Wright st, Ross-ville, chimney to dwelling; cost, \$15; owner, Jas. J. Winans, Rossville; owner, builds. Plan

RICHMOND RD, s s, cor Moore st, Richmond, tension to dwelling; cost, \$700; owner, Mrs. cary C. Reichenback, Richmond rd; builders, esse & Offerjost, 297 Broad st, Stapleton. Plan

Personal and Trade Notes.

R. E. BOSSTRAM, architect, who recently opened offices at 132 Board of Trade, Montreal, Ont., desires samples and catalogues on building specialties.

THE LINSEED ASSOCIATION of New York elected officers for the ensuing year at its annual meeting on December 13. George W. Fortmeyer was elected president; A. A. Murdoch, secretary and treasurer, and Ira A. Kip, Jr., honorary secretary.

EMPIRE CITY IRON WORKS have moved into their new factory at 896-8 8th av, near 53d st, where they have greatly increased facilities for the manufacture of structural and ornamental ironwork.

PURCELL & GILFEATHER, contractors, have moved their office and stable to 525 West 29th st.

THE COLLIN ARMSTRONG ADVERTISING CO. has moved to 115 Broadway.

EUGENE A. STEINFIELD, maker of paper

29th st.
THE COLLIN ARMSTRONG ADVERTISING
CO. has moved to 115 Broadway.
EUGENE A. STEINFIELD, maker of paper
and twine, has moved his office to 248 Lafayette st.
LOUIS L. TRIBUS, Acting Commissioner of
Public Works for Richmond Borough, has been
designated by Borough President Cromwell as
his representative in the Board of Estimate
when the necessities may require the Borough
President's absence.

when the necessities may require the Borough President's absence.

ERSKINE R. FISHER, for many years identified with composition flooring, is now connected with The Tileine Co. in the Metropolitan Tower.

Government Work.

WASHINGTON, D. C.—Proposals for Foundry Building will be received at the bureau of yards and docks, Navy Department, Washington, D. C., until February 17, for new foundry building at the navy yard, Washington, D. C. R. C. Hollyday, Chief of bureau.

BUFFALO, N. Y.—Sealed proposals for removing steel sheet pile cofferdam, Black Rock Shiplock, at Buffalo, N. Y., and for purchase of extracted steel piles, will be received until 11 a. m., February 15. Information on application. J. G. Warren, lieutenant-colonel, engineers.

cation. J. G. Warren, lieutenant-colonel, engineers.

MARE ISLAND, CAL.—Proposals for Shell House will be received at the bureau of yards and docks, Navy Department, Washington, D. C., until Feb. 17, for a shell house at the United States naval magazine, Mare Island, Cal. Plans and specifications can be obtained on application to the bureau or to the commandant of the navy yard, Mare Island, Cal. R. C. Hollyday, chief of bureau.

CHRISTIE, TEX.—Sealed proposals will be received until March 2, for the construction complete (including plumbing, gas piping, heating apparatus, electric conduits and wiring,

and interior lighting fixtures) of the United States post office and customhouse at Corpus Christi, Tex. The building is to be 4,400 sq. ft. ground area, 2-sty and basement, stucco finish, with tile roof. Drawings and specifications may be obtained from the custodian of site at Corpus Christi, Tex., or at this office, at the discretion of the Supervising Architect, James Knox Taylor, Washington, D. C.

MANHATTAN.—Sealed proposals will be received until Feb. 8 for pneumatic door operating devices at the United States post office, Manhattan, in accordance with specifications, copies of which may be had at the office of the architects, McKim, Mead & White, 160 5th av. James Knox Taylor, Supervising Architect. UNION S. C.—Sealed proposals will be received until February 27, for the construction (including plumbing, gas piping, heating apparatus, electric conduits and wiring, and interior lighting fixtures) of the United States postoffice at Union S. C. The building to be 1-sty and basement, of approximately 4,117 sq ft ground area, brick faced, with stone trimming and tin roof. Copies of the drawings and specifications may be obtained from the office of the custodian of the site at Union S. C., or at this office. James Knox Taylor, Supervising Architect, Washington, D. C.

R. J. Horner & Co. Move Uptown.

R. J. Horner & Co. Move Uptown.

Following the general trend of business, R. J. Horner & Co., furniture dealers, located for more than twenty-five years in West 23d street, New York City, will move to 22 West 36th street some time in February. They will occupy the entire building, twelve stories and basement being devoted exclusively to the sale of furniture. In an interview regarding the removal of the firm, R. J. Horner, Sr., stated that many people had laughed at them when the 23d street quarters were secured, saying it was too far uptown and that business would never come to it. Having seen it come and start to go and noting the general tendency of all business to move farther uptown on account of the greater transportation facilites the firm decided upon the move.

Metal Exchange Review.

The annual statistical review of the domestic and foreign metal markets for 1911 compiled by C. Mayer, secretary of the New York Metal Exchange, has been issued. The review is replete with important statistics on iron and steel prices at the principal American and European points together with the production of pig iron in the United States and also the world's production for a series of years.

Consular Reports to be Bound.

Consular Reports to be Bound.

Commencing the first quarter of the year 1912, the Superintendent of Documents of the Government Printing Office will bind in quarterly volumes the Daily Consular and Trade Reports issued by the Bureau of Manufacturers of the Department of Commerce and Labor. Each volume in quarto will contain an index of the subject matter of the reports, and will be bound in buckram, with appropriate title in black letters. These bound reports will be furnished by the Superintendent of Documents for the sum of \$1.50 per volume, or \$6 per annum. This charge is made to cover the cost of binding, and of the index, which may be purchased separately for the sum of 10 cents. It is believed that manufacturers, exporters, trade organizations, libraries and others desiring to maintain a permanent file of the Daily Consular and Trade Reports may be interested in this service. An opportunity is thus afforded to obtain at a nominal price the reports in bound form, convenient for filing in libraries, etc., making them available for ready reference.

etc., making them available for ready reference.

Those desiring to take advantage of this service should communicate with the Superintendent of Documents, Government Printing Office, Washington, D. C.

An Immense Mausoleum for Woodlawn.

An Immense Mausoleum for Woodlawn.

A contract has recently been let for what will prove to be one of the most remarkable mausoleums in the country. This will be erected in Woodlawn Cemetery, in this city, for the estate of John W. Gates. The contract has been secured by the Harrison Granite Company. The mausoleum will be modeled after the Parthenon at Athens, and will be 46 feet 8 inches in length, 35 feet 8 inches wide and about 19 feet high. It is to be of light Barre granite, with fine hammered finish, while the interior will be of the same stone polished. The entire structure will weigh about 700 tons, and it will contain a number of stones of notable size in monumental work. The two roof stones will measure 39 feet by 10 feet by 1½ feet, and will weigh about 48 tons each. The ridge stone will be 38 feet by 8 feet by 2½ feet, weighing about 43 tons. There will be several other single blocks weighing from 20 to 25 tons each, and of very large dimensions.—"Stone."

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LARGEST STOCK ON HAND

Drying Out Buildings Under Construction.

Drying Out Buildings Under Construction.

Builders have always found the problem of properly and thoroughly drying out new buildings a difficult one. Drying usually is attempted after the brown mortar has been applied because it then can be done more efficiently and more cheaply. Almost invariably it is done after the windows have been put in, but before the doors have been hung. Builders have long been searching for a time-saving drying apparatus that can be applied at any stage of the operation.

A system recently perfected by the House Drying Company of 2999 Third avenue, this city, which guarantees to turn over newly built structures thoroughly dry without interfering in any way with the artisans employed on the job, is attracting considerable attention. It can be applied at any stage of construction by a process of warm air circulation which is applied directly to the damp walls and ceiling. At the same time it hardens the mortar by the introduction of carbonic acid gas to the damp surfaces. The system is based on a rapid circulation of air which is renewed four times an hour.

The apparatus is not for sale. It is merely a part of a system that has been thoroughly tried out by the operating company. It can be seen in operation in an apartment house now in the course on construction on the south side of East 156th street, 100 feet east of Courtlandt avenue.

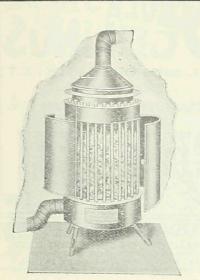
A Plea for the Brick Manufacturer.

A Plea for the Brick Manufacturer.

Legitimate business certainly has a hard time. For years the brick industries of the Hudson valley have been struggling along, making some money for a year or two and losing it all within the next year or two. There has been no steady, regular, dependability on money invested in these plants, anywhere approaching the legitimate return an honest manufacturer has the right to expect. There are many reasons for this. The brick industry depends upon various conditions: the weather has a large hand; building booms mean much; the cement industry has cut in a good deal; differences among the owners and cutting rates in the New York markets had its share. Several attempts were made to get together and establish a standard price for brick at which there would be a decent profit, but low enough to find a ready market. One by one these organizations fell apart after a little and nothing was accomplished. Last summer, however, a solid and what seemed to be a permanent and profitable association was formed. There seemed to be some hope in sight for the men who had invested their money in brickyards, but now we are informed complaint has been made to Albany, alleging that the "combination is in restraint of trade." We haven't a dollar invested in the brick industry, but if ever an organization deserved to be let alone and allowed to be given a chance this is one. Let's give it a chance and see what it will do. If money is to be invested in legitimate business there must be a curb on these "hold up" attempts which are hypocritical in their conception.—Hudson Republican.

Sewage Disposal.

The State Board of Health has approved of plans and specifications for a sewage disposal plant at Rockville Centre, L. I. Permission has been granted the village for the construction of this plant for the discharge of the effluvia from the disposal plant into Mill River, under conditions to be imposed by the State Board of Health.



The Problem of Drying Out **Buildings Under Construction Solved** HYGIENIC

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TWO WAYS OF MANAGING AN APARTMENT HOUSE.

Hints for Investors in Apartment Houses and Apartment Hotels-Costs of Maintenance Compared to Gross Income.

By AUSTIN L. BABCOCK.

THE term "apartment house" is very inclusive and in general may be defined as a house in which three or more families have their separate homes. An "apartment hotel" may be defined as an apartment house which, in addition to providing separate homes or apartments for three or more families, also provides a common dining-room and other facilities offered by the typical hotel.

The types of apartment houses vary from the East Side three-story tenement to the latest type of West Side twelve-story, fireproof house, including the duplex and co-operative houses, and there exists the same variation in the different types of apartment hotels. We may also say that this variation is the direct result of the varying demands of owner and tenant. No doubt to the newly arrived immigrant the accommodations provided in the typical cold-water tenement of the lower East Side appear to him just as luxurious as do the appointments of the \$25,000 a year apartments at 86th street and Fifth avenue to the wealthy tenants thereof. It is simply a question of point of view.

It is interesting to note, however, that

thereof. It is simply a question of point of view.

It is interesting to note, however, that the character of the owner and investor does not vary with the character of the tenant. In many instances a cultured and wealthy landlord living in a modern and exclusive apartment house on Broadway may be the owner of many East Side tenements, from the profitable operation of which he receives his income, while on the other hand the owner of the beautiful house in which lives the wealthy landlord may be a tenant in one of the latter's East Side houses, for, after all, the chief desideratum is net return on capital invested. The wise owner applies the acid test to the proposition submitted and unless the assured net return proves to him satisfactory he is not likely to buy even though the building architecturally is a gem. Of course many factors must be considered by the owner when contemplating the purchase of an apartment house.

First. Location. The building must be properly situated from the point of view of the prospective tenant as regards transit accommodations, general surroundings, accessibility to the factory, office, theatre, shopping district, etc., as the case may be.

Second. The building must be an ade-

transit accommodations, general surroundings, accessibility to the factory, office, theatre, shopping district, etc., as the case may be.

Second. The building must be an adequate improvement; that is, it must be of a type which will properly capitalize the land values for a reasonably long time.

Third. It must be built in accordance with the standards required and in accordance with the various laws and rules of the departments having jurisdiction, and consequently free from all violations.

Fourth. Title to the building should be clear and insurable by a title company of good standing.

Fifth. The first mortgage, if there be any, must be in every way satisfactory as to term, interest, rate and amount.

Of course, the far-sighted investor must accurately appraise the value of the property and the future tendency of values in the district. The movements of population and of business may entirely change the character of a neighborhood in this city. We are all familiar with the various results of these changes. We have seen a fine type of apartment house in an exclusive residential neighborhood in a comparatively short time surrounded by loft buildings for manufacturing and business purposes, with the result that the desirability of tenancy in the apartment house becomes very questionable. The changes that are now taking place in the Murray Hill district, along Fifth avenue south of Fifty-ninth street, and in upper Harlem north of 131st street, may be mentioned as illustrative of the radical transformations that come in a comparatively short time in this rapidly growing metropolitan district. Yet these changes do not merely "happen," they are almost always the results of well-defined causes and in most cases may be foreseen by one who carefully analyzes the various factors required governing the situation.

Take for an instance the district known as "Morningside Heights." The great

artery, Broadway, running north and south; one block to the west, Riverside Drive; Cathedral Parkway, running east and west; a high plateau overlooking Harlem on the east and the Hudson River and Palisades on the west; Riverside Park, Morningside and Central Parks immediately adjoining; Columbia University, St. Luke's Hospital and the Cathedral of St. John the Divine; the subway and elevated stations at 110th street; easy accessibility even by trolley to the great shopping and amusement centres of Manhattan.

cessibility even by trolley to the great shopping and amusement centres of Manhattan.

All these factors have made it logical and inevitable that the district centering around 110th street and Broadway should be the location of a group of our finest type of apartment houses. So the building of splendid apartment houses and hotels along Park avenue was equally logical and inevitable. Here we have a very broad avenue underneath which lies the right of way of the New York Central R. R., the electrification of which removed the smoke nuisance, and a big building movement naturally followed.

The building of the subway into the Bronx where values were less than in Manhattan, and yet where many natural attractions to the home-seeker, resulted in the construction of hundreds of modern new-law apartment houses where tenants were given advantages in many ways superior to what he had received in Manhattan and for less money. Likewise the extension of the subway northward along Broadway resulted in a tremendous activity in apartment house construction in Washington Heights.

Different reasons govern the location of the apartment hotel. The tenants in this type of building as a rule are seeking conditions with a minimum of care and responsibility and in a location easily accessible to the great centers of business and amusement. So we find few apartment hotels north of 79th street on the West Side, or north of 59th street on the East Side.

If the prospective buyer is thoroughly satisfied as to the location of the apartment house to be weather at the server of the subvent of the apartment house to be subvented to the apartment of the apartment house to be subvented to the apartment house to be subvented to the apartment house to be apartment to the apartm

ment hotels north of 79th street on the West Side, or north of 59th street on the East Side.

If the prospective buyer is thoroughly satisfied as to the location of the apartment house to be purchased, if it is an adequate improvement, that is if it bears a proper relation to the probable demands of tenants and to the value of the land on which it is built, etc., if it is well built and in accordance with all existing rules and regulations of the various departments and the mortgages and all other financial considerations have been satisfactorily adjusted, then, having become the owner of the property he at once faces the problems of management. If he has purchased a small unit, say a five-story, 40 ft. front walk-up, and wishes to gain the greatest possible net return on his capital, he should live in the house, collect his own rents and as far as possible make his own repairs.

In the management of a large number of small units, or in the management of large units, unless the owner is possessed of sufficient knowledge and can devote the necessary time, he should employ a manager, either on salary or commission, because the management of a large amount of apartment house property is a profession in itself. The questions involved in handling tenants, purchasing supplies, making repairs, etc., requires the exercise of patience and good judgment. The results obtained from the intelligent care of a skillful manager will more than offset the cost to the owner who is himself lacking in the necessary qualities. The usual charge for the management of apartment house property is 5 per cent. of the gross rents, but special arrangements may oftentimes be made where they are warranted by the size and magnitude of the properties to be handled. In other words, many economies in the overhead cost of managing properties may be instituted.

The owner must determine which of two policies he is going to follow. That is,

stituted.

The owner must determine which of two policies he is going to follow. That is, whether he is going to keep the physical condition of his property at par as far as possible and grant to his tenants every reasonable request, having as his aim to keep his house a little better, give his tenants a little more and as a result receive more in income and have his house better filled, or whether he will follow the opposite course, as is often donegrant his tenants as little as possible, make only such repairs as are absolutely necessary and squeeze his investment for

the purpose of extracting the last ounce of net return.

It is needless to say to you that the consensus of opinion is all in favor of the former course. Not only is it essential if one is to continue the owner of an apartment house to make all necessary repairs, but to make a great many which are not necessary in order to maintain and oftentimes improve the general attractiveness of the house, and I know of no better investment for the owner to make than to treat him tenants liberally, because the best advertisement and the best means of securing new tenants is a well-satisfied present tenant.

In discussing the relation the various items of expense in runing a house bear to the gross rental return and the normal net return on the investment in an apartment house, we can only generalize: Suppose we take for illustration two distinct types, namely, a five-story 40 ft. walk-up on an inside lot and a twelve-story modern, fireproof apartment house. Approximate figures only will be used. In the case of the former the earning capacity should be 12 per cent. of the value of the property, and the gross income, which is the earning capacity less any vacancy or any concession, should should be 11 per cent. Heat, light and hot water should be 12 per cent. of the gross income. Repairs and janitors' supplies, 10 per cent.; payroll, 2 per cent.; management, 5 per cent.; insurance, 1 per cent.; water, 2½ per cent.; taxes, 12½ per cent.; water, 2½ per cent., taxes, 12½ per cent.; water, 2½ per cent., taxes, 12½ per cent.; water, 2½ per cent. This will leave aproximately 25 per cent. of gross income, which will be equivalent to about 8 per cent net return on the equity in the property owned. These may be taken as a guide to the ave

taken as a guide to the average expense and income account of the property described.

In the case of the modern 12-story fire-proof apartment house, the earning capacity should be 10 per cent. of the value of the property, and 9 per cent. gross income after deducting vacancy and any concession. The cost of heat, light, power and hot water should be 4 per cent. of the gross income; repairs and janitors' supplies, 9 per cent.; payroll, 7 per cent.; management, 4 per cent.; taxes, 12 per cent.; water, ½ per cent.; insurance, ½ per cent. This leaves approximately 34 per cent. of gross income applicable to the net return on the equity, or approximately 7½ per cent. Certain of these items are more or less standard, such as taxes, water and mortgage interest, but a wise management may materially reduce the amount of repairs and increase the amount of gross income.

The keynote to this whole situation is getting tenants who will stay and not like the proverbial Arab, "fold up their tents and steal away in the night." The wandering tenant is the underlying cause of the big repair bill. I sometimes wish it were possible to have the German system of having the tenant take the apartment undecorated and do his own decorations, repairs, etc. He would at least be less tempted to move whenever the slightest occasion arose. However, as a general proposition, the typical apartment house proves a safe and profitable investment for the owner and his choice between the 5-story unit and 12-story unit will largely be determined by the size of his resources.

A BROKER'S COMMISSION.

What He Must Do to Earn It Under the English Law-A London Case.

While in Europe a few weeks ago, Mr. G. Nicholson, of Nicholson & Co., real estate, 150 Broadway, read in the London Times the report of a case which involved the fundamental law of the real estate broker's business, and clearly set forth what it is necessary for a broker to do in order to earn his commission on a sale.

to do in order to earn his commission on a sale.

From the report of the case Mr. Nicholson gathered the information that in Great Britain a broker must produce a buyer who is "able" as well as "willing" to fulfill a contract to purchase. An agent earns his commission as soon as he brings vendor and purchaser together, but the purchaser must be a competent purchaser.

The action was one brought by a firm of estate agents to recover £877 commission alleged to have been earned upon introducing a purchaser for the Globe Restaurant, Coventry street. The defendants denied that they were liable to pay any commission, as the plaintiffs had not introduced a person who was willing and capable of purchasing the property. The London "Times" report continues:

Mr. McCall, K.C., and Mr. McCardie

^{*}Assistant Treasurer of the American Real Estate Company. This paper formed the basis of a lecture delivered by Mr. Babcock before the Y. M. C. A. real estate class on Tuesday evening of this week.

appeared for the plaintiffs; Mr. Tindal Atkinson, K.C., and Mr. Henle for the

appeared for the plaintiffs; Mr. Tindal Atkinson, K.C., and Mr. Henle for the defendants.

Mr. McCall, in opening the plaintiffs' case, said the action was brought by a firm of estate agents against the defendants, who were distillers. The latter were the owners of the Globe Restaurant, which was put into the plaintiffs' hands to obtain a purchaser as early as 1902. From that date to 1909 the plaintiffs introduced a number of persons, but negotiations went off. On December 1, 1909, they introduced to the defendants a Mr. Bromet as purchaser of the premises. An interview took place, and an offer was made to sell the premises for £55,000. Mr. Nicholson, of the defendant company, said he wanted to know the exact amount of commission he would be liable to pay; he was told the usual estate agents' terms.—5 per cent. up to £100, 2½ up to £4,900, and ½ on balance of £50,000, "upon the business resulting through them." Mr. Nicholson agreed to these terms.

A contract was entered into and was passed from the defendants' solicitors to the purchaser's solicitors. Contracts were exchanged on March 2, 1910. The contract was in the ordinary form, but it provided that the purchaser should pay the plaintiffs the commission which the defendants had contracted to pay.

He (counsel) submitted that the plaintiffs had earned their commission, as they had introduced the person to enter into the contract, with the carrying out of which which they had nothing to do. On April 28, 1910, the plaintiffs sent in their account to the defendants, and no dispute arose at that time. In May Mr. Bromet's solicitors complained that the defendants' title to the premises were not in order. In August the defendants' solicitors gave notice to Mr. Bromet's solicitors that the purchase would have to be completed by

RECORD AND GUIDE

September 6, 1910. On September 13 the plaintiffs made another application for payment. In October, 1910, the defendants' solicitors wrote that the deposit became forfeitable, and that the defendants considered the contract at an end and would proceed to sell to other persons. At that time the defendants had had a better offer than £55,000. The defendants ultimately sold the property for £59,500 to a company, and said they were not liable to pay the commission because Mr. Bromet did not carry out his contract. The defendants took no steps to enforce specific performance of Bromet's contract.

Mr. Bromet, in his evidence, said that he was prepared by himself and his friends to carry out the contract. If the defendants had taken steps to compel him he could have carried it out.

Cross-examined.—He was anxious to carry out the contract. At the time he entered into the contract he was not prepared with his own money to carry it out. It was owing to the death of two of his friends that he could not complete. His rent-roll was £10,000 a year from property in London.

Mr. Tindal Atkinson, for the defendants, contended that, although a contract had been signed there never was a person found by the plaintiffs who was willing to put up the money to buy the property. The only person found by the plaintiff was Mr. Bromet, who signed the contract in the hope that he could find a builder who would pay down a sum of money for a building lease of the property. Mr. Bromet failed to find the builder, and so failed to complete.

Mr. Justice Ridley, in summing up, said it was the law that the agent could say he had earned his commission as soon as he had brought the vendor and purchaser together. Nobody quarrelled with that. But the purchaser must be a competent

and willing purchaser; it was no use putting up a man of straw. He did not suggest that the purchaser in this case was a man of straw, as the defendants were willing to accept him as purchaser, and, therefore, there was a possible bargain. If it went off by a fault of the defendants, then the plaintiffs would have been entitled to their commission. If Mr. Bromet had the money and was willing to purchase, then the plaintiffs would have earned their commission.

It was clear that Mr. Bromet had not himself got £55,000, but he said he had friends behind him. Everything came to an end, because they were not able to find a builder to put up the money. Fresh terms were entered into and new names were introduced, but the bargain failed, and there was an end of the whole matter. Had the plaintiffs found a man able and willing to carry out his bargain? If so, then they could recover commission; if not, then they had not earned any commission.

The jury found that Mr. Bromet was not able to carry out the contract.

Mr. Justice Ridley said: As the matter would go to the Court of Appeal he was ready, on that finding, to give judgment for the defendants, Judgment for the defendants, with costs, accordingly.

Chicago's New Bureau of Ventilation.

An advanced move in the campaign for better air conditions has been taken by the city council of Chicago in establishing a bureau of ventilation, which will be conducted under the supervision of the Chicago Department of Health. The establishment of the new bureau is the result of an agitation inaugurated by the Chicago Architects' Business Association.

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Dahlstrom Metallic Door Co.
Knoburn Co.
Manhattan Fireproof Constr. Co.
Pomeroy Co., Inc., S. H.
Mortgages
Baker, R.
Buchanan, H. W.
Crescent Mortgage Co.
Darling, R.
Lawyers' Mortgage Co.
Darling, R.
Lawyers' Mortgage Co.
MacManus, E. D.
McLaughlin & Co., A. W.
McMahon, J. T.
Painting
Oliver, W. H.
Plumbers
Haase, W. A.
Pumps (Electric)
Rider-Ericsson Engine Co.
Real Estate
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Amy & Co., A. V.
Appell, J.
Armstrong, J.
Ashforth, A. B.
Bailey, F. S.
Barclay, W.
Bechmann, A. G.
Boylan, J. J.
Braude-Papae Co.
Brown & Co., J. R.
Brown, Inc., W. E. & W. I.
Buerman & Co., C.
Cammann, Voorhees & Floyd

Carpenter, Firm of L. J. Carpenter, Firm of L. J.
Carreau, C.
Cederstrom, Sig.
Clancy & Co, John J.
Cokeley, W. A.
Cruikshank Co.
Cruikshank's Sons, W.
Cudner, R. E. Co., A. M.
Davies, J. C.
Davies, W. E.
Day, J. P.
De Selding Bros.
De Walltears & Hull
Dowd, J. A.
Doyle & Sons, J. F.
Duff & Conger
Duross Company
Eckhardt, P. C.
Elliman & Co., D. L.
Ely & Co., H. S.
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Finegan, A.
Fischer, J. A.
Fitzsimons, T. P.
Fox & Co., F.
Frost, Palmer & Co.
Geoghegan, P. A.
Golding, J. N.
Goodwin & Goodwin
Graham, T. P.
Hallock, Jr.'s Sons, Geo. G.
Harft, Chas.
Holly, J. K.
How & Co., Hall J.
Huston & Spraker Co.
Jackson, H. C.
Kellogg, J. K.
Kennelly, B. L.
Kirwan, J. P.
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Kyle & Sons, J.
Leaveraft & Co., J. E.
Levers, R.
Lummis, B. R.
McCormick, S.
McLaughlin, T. F.
McNally, G. V.
Mabie & Co., W. B.
Manning, E. A.
Martin, S. H.
Morgenthau, Jr., Co., M.
Moses & Bro., C. G.
Mulligan, J. T.
Mory J. P. & E. J.
Noyes Co., C. F.
O'Donohue, L. V.
Ogden & Clarkson
O'Hara Bros.
Palmer, E. D.
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Pease & Elliman
Pflomm, F. & G.
Pollazi & Co.
Porter & Co.
Price, George
Read & Co., W. J.
Ruland & Whiting Co.
Schindler & Liebler
Schwegler, G.
Schwegler, G.
Schwegler, G.
Schwegler, G.
Schwelsert, H.
Seeligsberg, W.
Simmons, E. de Forest
Slawson & Hobbs
Smith, F. E.
Smyth & Sons, B.
Steinmetz, J. A.
Tanenbaum, Strauss & Co., L.
Thomas & Eckerson
Tucker, Speyers & Co. Tyng, Jr., & Co.

Ullman, C. L.

Varian, Wilbur L.

Ware, William R.

Watson & Son, T.

Welli Co., H. M.

White & Sons, W. A.

Whiting & Co., W. H.

Wilcox & Shelton

Willard & Co., E. S.

Winton, John, Jr.

Wissman, F. De R.

Zittel & Sons, F.

Winton, John, Jr.
Wissman, F. De R.
Zittel & Sons, F.

(Brooklyn)
Chauncey Real Estate Co.
Tyler, Frank H.
Corwith Bros.
Smith, Wm. H.
Ketcham Bros.
Rae Co., Wm. P.
Pyle Co., H. C.
Ranck Realty Co., J. D.
Henry, John E.
Brumley, Jas. L.
Porter, David
Williams, H. E.
Clark, Inc., Noah
Noonan, S.
Welsch, S.
Smith, Clarence B.
Bulkley & Horton Co.
Smith Co., Chas. H.
Morrisey, Wm. G.
De Poix & Von Glahn
Realty Associates
Windsor. Land & Impr. Co.
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(Queens.)
Queensboro Corporation.
(Richmond.)
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Real Estate Operators
Alliance Realty Co.
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Jackson & Stern
Lewine, F. & I.
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Lowenfeld & Prager
Mandelbaum, H. & M.
Red Gum
Anderson-Tully Co.
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Carrier Lumber & Mfg. Co.
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Roofers and Materials
Commonwealth Roofing Co.
Slate
Johnson, E. J.
Steam Fitters
Sinnott Pater

Commonweath
Slate
Johnson, E. J.
Steam Fitters
Sinnott, Peter
Stone Renovating
Fordham Stone Renovating Co.
Supervision of Buildings
Realty Supervision Co.
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Correction
Correction Surveying

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Meserole City Surveying
Terra Cotta Co.
Atlantic Terra Cotta Co.
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Title Insurance
Lawyers' Title Ins. & Trust Co.
Title Guarantee & Trust Co.
Title Insurance Co. of N. Y.
Vente Lights

Vault Lights
Berger Mfg. Co.
Brooklyn Vault Light Co.

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17 Babell, Victor—F L Martin
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19 Glaenzer, Eugene—E De Wolfe. 406.59
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17.235.59
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16.63.28
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16 Hoffheinz, A W—A Aspegren et al.
16 Heinze, Bernice G F M Van Doren
16 Higgins, J Wallace—F M Van Doren
1,576.51
17 Hambidge, Jay—Newcomb Macklin
17 Horan, Jas—T J Krokorian et al.29.21
18 Handy, Alex F—N Mangini
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18 Rosenheim, Ben—Bluthenthal & Bit. 15 Reinhardt, Chas J—Chas H Brown. 16 Rosenlicht, Aibert—N Y Edison Co. 16 Rosenlicht, Aibert—N Y Edison Co. 16 Rosenlicht, Aibert—N Y Edison Co. 16 Rodden, Jno—Eppens Smith Co. 16 Rotden, Jno—Eppens Smith Co. 17 Rodden, Jno—Eppens Smith Co. 18 Rosenstock, Blanche F—A Stieglitz. 18 Retuer, Margt—M G Hirsch et al. 19 Reuter, Margt—M G Hirsch et al. 19 Returner et al. 10 Resenberg, Jacob—Armour & Challetter. 18 Retech. Louis & Kathleen Seymour—J. 19 Kramer et al. 10 Rosenberg, Sol—W R Ellison et al. 10 Rosenberg, Sol—W R Ellison et al. 11 Rosenberg, Sol—W R Ellison et al. 12 Rosensweig, Jos—R J Wolkenstein et al. 13 Rosensweig, Jos—R J Wolkenstein et al. 14 Rosensweig, Jos—R J Wolkenstein et al. 17 Rosenberg, Louis—D N Abebeing, Sc. 18 Rosenberg, Louis—D N Abebeing, Sc. 18 Rosenberg, Louis—D N Abebeing, Sc. 19 Rosenberg, Louis—D N Abebeing, Sc. 18 Rosenberg, Louis—D N Abebeing, Sc. 18 Rosenberg, Louis—D N Abebeing, Sc. 19 Rosenberg, Louis—D N Abebeing, Sc. 18 Rosenberg, Louis—D N Abebeing, Sc. 19 Rosenberg, Louis—B N Abebeing, Sc.	January 20, 1912.
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15 Rosenicht, Albert—N Y Edison Co.	15 Painhardt Chas I—Chas H Brown
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16 Ray, Chas W—Lathrop, Haskins Co. 16 Reichardt, Alphons—American Fund- ing & Cirt	15 Rosenstock, Blanche F—A Stieglitz et al
16 Ray, Chas W—Lathrop, Haskins Co. 16 Reichardt, Alphons—American Fund- ing & Cirt	15 Rosenberg, Jacob—Armour & Co.36.89 15 Rosenthal, Saml & S B Rosenthal Co
16 Ray, Chas W—Lathrop, Haskins Co. 16 Reichardt, Alphons—American Fund- ing & Cirt	—E Strumeyer et al756.17 15 Reuter, Margt—M G Hirsch et al
16 Rossi Nathan & Henry Beerman—I 17 Rosenberg, Louis—I 17 Rosenberg, Louis—I 18 Roynolds, Mary—S 18 Reynolds, Mary—S 18 Reynolds, Mary—S 19 Rosenberg, Louis—I 10 Land 10 Land 10 Land 10 Land 11 Rosenberg, Louis—I 10 Land 11 Rosenberg, Louis—I 11 Land 12 Land 13 Rosenberg, Louis—I 14 Land 18 Reynolds, Mary—S 18 Reynolds, Mary—S 18 Reynolds, Mary—S 18 Reynolds, Mary—S 18 Roynolds, Mary—S 18 Roynolds, Mary—S 19 Rosenstein, Jos—N 10 Land 11 Rosenberts, Mary—N 11 Land 12 Rosenstein, Dora—H 19 Reid, Michl H—J L Woldenberg, 460, 82 19 Reed, Marvin T—H 19 Reid, Michl H—J L Woldenberg, 460, 82 19 Rosenstein, Dora—H 10 Rosenstein, Dora—H 11 Rosen, Schaller, Land 11 Rosen, Schaller, Land 12 Rosen, Saml 13 Rosen 14 Rosen, Saml 15 Rosen, Saml 16 Rosen, Saml 17 Rosen, Saml 18 Rosen, Saml 18 Rosen, Saml 18 Rosen, Saml 19 Rosen, Saml 10 Rosen 11 Rosen, Saml 11 Rosen, Saml 11 Rosen, Saml 12 Rosen, Saml 13 Spinaport, Louis V—E A Farrell et al. 14 Rosen, Saml 15 Rosen, Saml 16 Rosen, Saml 17 Rosen, Saml 17 Rosen, Saml 18 Rosen, Saml 18 Rosen, Saml 19 Rosen, Saml 19 Rosen, Saml 10 Rosen 10 Rosen, Saml 10 Rosen 11 Rosen, Saml 11 Rosen, Saml 12 Rosen, Saml 13 Spinaport, Louis V—E A Farrell et al. 14 Rosen, Saml 15 Rosen, Saml 16 Rosen, Saml 17 Rosen, Saml 17 Rosen, Saml 18 Rosen, Saml 19 Rosen, Saml 19 Rosen, Saml 10 Rosen, Saml 10 Rosen 11 Rosen, Saml 10 Rosen 11 Rosen, Saml 11 Rosen, Saml 12 Rosen, Saml 13 Rosen 14 Rosen 15 Rosen 16 Rosen 17 Rosen 18 Rosen 19 Rosen 19 Rosen 19 Rosen 19 Rosen 19 Rosen 10 Ro	15 Reese, Louis & Kathleen Seymour—J
16 Rossi Nathan & Henry Beerman—I 17 Rosenberg, Louis—I 17 Rosenberg, Louis—I 18 Roynolds, Mary—S 18 Reynolds, Mary—S 18 Reynolds, Mary—S 19 Rosenberg, Louis—I 10 Land 10 Land 10 Land 10 Land 11 Rosenberg, Louis—I 10 Land 11 Rosenberg, Louis—I 11 Land 12 Land 13 Rosenberg, Louis—I 14 Land 18 Reynolds, Mary—S 18 Reynolds, Mary—S 18 Reynolds, Mary—S 18 Reynolds, Mary—S 18 Roynolds, Mary—S 18 Roynolds, Mary—S 19 Rosenstein, Jos—N 10 Land 11 Rosenberts, Mary—N 11 Land 12 Rosenstein, Dora—H 19 Reid, Michl H—J L Woldenberg, 460, 82 19 Reed, Marvin T—H 19 Reid, Michl H—J L Woldenberg, 460, 82 19 Rosenstein, Dora—H 10 Rosenstein, Dora—H 11 Rosen, Schaller, Land 11 Rosen, Schaller, Land 12 Rosen, Saml 13 Rosen 14 Rosen, Saml 15 Rosen, Saml 16 Rosen, Saml 17 Rosen, Saml 18 Rosen, Saml 18 Rosen, Saml 18 Rosen, Saml 19 Rosen, Saml 10 Rosen 11 Rosen, Saml 11 Rosen, Saml 11 Rosen, Saml 12 Rosen, Saml 13 Spinaport, Louis V—E A Farrell et al. 14 Rosen, Saml 15 Rosen, Saml 16 Rosen, Saml 17 Rosen, Saml 17 Rosen, Saml 18 Rosen, Saml 18 Rosen, Saml 19 Rosen, Saml 19 Rosen, Saml 10 Rosen 10 Rosen, Saml 10 Rosen 11 Rosen, Saml 11 Rosen, Saml 12 Rosen, Saml 13 Spinaport, Louis V—E A Farrell et al. 14 Rosen, Saml 15 Rosen, Saml 16 Rosen, Saml 17 Rosen, Saml 17 Rosen, Saml 18 Rosen, Saml 19 Rosen, Saml 19 Rosen, Saml 10 Rosen, Saml 10 Rosen 11 Rosen, Saml 10 Rosen 11 Rosen, Saml 11 Rosen, Saml 12 Rosen, Saml 13 Rosen 14 Rosen 15 Rosen 16 Rosen 17 Rosen 18 Rosen 19 Rosen 19 Rosen 19 Rosen 19 Rosen 19 Rosen 10 Ro	16 Ray, Chas W—Lathrop, Haskins Co.
16 Rossi Nathan & Henry Beerman—I 17 Rosenberg, Louis—I 17 Rosenberg, Louis—I 18 Roynolds, Mary—S 18 Reynolds, Mary—S 18 Reynolds, Mary—S 19 Rosenberg, Louis—I 10 Land 10 Land 10 Land 10 Land 11 Rosenberg, Louis—I 10 Land 11 Rosenberg, Louis—I 11 Land 12 Land 13 Rosenberg, Louis—I 14 Land 18 Reynolds, Mary—S 18 Reynolds, Mary—S 18 Reynolds, Mary—S 18 Reynolds, Mary—S 18 Roynolds, Mary—S 18 Roynolds, Mary—S 19 Rosenstein, Jos—N 10 Land 11 Rosenberts, Mary—N 11 Land 12 Rosenstein, Dora—H 19 Reid, Michl H—J L Woldenberg, 460, 82 19 Reed, Marvin T—H 19 Reid, Michl H—J L Woldenberg, 460, 82 19 Rosenstein, Dora—H 10 Rosenstein, Dora—H 11 Rosen, Schaller, Land 11 Rosen, Schaller, Land 12 Rosen, Saml 13 Rosen 14 Rosen, Saml 15 Rosen, Saml 16 Rosen, Saml 17 Rosen, Saml 18 Rosen, Saml 18 Rosen, Saml 18 Rosen, Saml 19 Rosen, Saml 10 Rosen 11 Rosen, Saml 11 Rosen, Saml 11 Rosen, Saml 12 Rosen, Saml 13 Spinaport, Louis V—E A Farrell et al. 14 Rosen, Saml 15 Rosen, Saml 16 Rosen, Saml 17 Rosen, Saml 17 Rosen, Saml 18 Rosen, Saml 18 Rosen, Saml 19 Rosen, Saml 19 Rosen, Saml 10 Rosen 10 Rosen, Saml 10 Rosen 11 Rosen, Saml 11 Rosen, Saml 12 Rosen, Saml 13 Spinaport, Louis V—E A Farrell et al. 14 Rosen, Saml 15 Rosen, Saml 16 Rosen, Saml 17 Rosen, Saml 17 Rosen, Saml 18 Rosen, Saml 19 Rosen, Saml 19 Rosen, Saml 10 Rosen, Saml 10 Rosen 11 Rosen, Saml 10 Rosen 11 Rosen, Saml 11 Rosen, Saml 12 Rosen, Saml 13 Rosen 14 Rosen 15 Rosen 16 Rosen 17 Rosen 18 Rosen 19 Rosen 19 Rosen 19 Rosen 19 Rosen 19 Rosen 10 Ro	16 Reichardt, Alphons—American i und
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16 Rossi Nathan & Henry Beerman—I 17 Rosenberg, Louis—I 17 Rosenberg, Louis—I 18 Roynolds, Mary—S 18 Reynolds, Mary—S 18 Reynolds, Mary—S 19 Rosenberg, Louis—I 10 Land 10 Land 10 Land 10 Land 11 Rosenberg, Louis—I 10 Land 11 Rosenberg, Louis—I 11 Land 12 Land 13 Rosenberg, Louis—I 14 Land 18 Reynolds, Mary—S 18 Reynolds, Mary—S 18 Reynolds, Mary—S 18 Reynolds, Mary—S 18 Roynolds, Mary—S 18 Roynolds, Mary—S 19 Rosenstein, Jos—N 10 Land 11 Rosenberts, Mary—N 11 Land 12 Rosenstein, Dora—H 19 Reid, Michl H—J L Woldenberg, 460, 82 19 Reed, Marvin T—H 19 Reid, Michl H—J L Woldenberg, 460, 82 19 Rosenstein, Dora—H 10 Rosenstein, Dora—H 11 Rosen, Schaller, Land 11 Rosen, Schaller, Land 12 Rosen, Saml 13 Rosen 14 Rosen, Saml 15 Rosen, Saml 16 Rosen, Saml 17 Rosen, Saml 18 Rosen, Saml 18 Rosen, Saml 18 Rosen, Saml 19 Rosen, Saml 10 Rosen 11 Rosen, Saml 11 Rosen, Saml 11 Rosen, Saml 12 Rosen, Saml 13 Spinaport, Louis V—E A Farrell et al. 14 Rosen, Saml 15 Rosen, Saml 16 Rosen, Saml 17 Rosen, Saml 17 Rosen, Saml 18 Rosen, Saml 18 Rosen, Saml 19 Rosen, Saml 19 Rosen, Saml 10 Rosen 10 Rosen, Saml 10 Rosen 11 Rosen, Saml 11 Rosen, Saml 12 Rosen, Saml 13 Spinaport, Louis V—E A Farrell et al. 14 Rosen, Saml 15 Rosen, Saml 16 Rosen, Saml 17 Rosen, Saml 17 Rosen, Saml 18 Rosen, Saml 19 Rosen, Saml 19 Rosen, Saml 10 Rosen, Saml 10 Rosen 11 Rosen, Saml 10 Rosen 11 Rosen, Saml 11 Rosen, Saml 12 Rosen, Saml 13 Rosen 14 Rosen 15 Rosen 16 Rosen 17 Rosen 18 Rosen 19 Rosen 19 Rosen 19 Rosen 19 Rosen 19 Rosen 10 Ro	16 Rosenberg, Sol—W R Ellison et al.
16 Rossi Nathan & Henry Beerman—I 17 Rosenberg, Louis—I 17 Rosenberg, Louis—I 18 Roynolds, Mary—S 18 Reynolds, Mary—S 18 Reynolds, Mary—S 19 Rosenberg, Louis—I 10 Land 10 Land 10 Land 10 Land 11 Rosenberg, Louis—I 10 Land 11 Rosenberg, Louis—I 11 Land 12 Land 13 Rosenberg, Louis—I 14 Land 18 Reynolds, Mary—S 18 Reynolds, Mary—S 18 Reynolds, Mary—S 18 Reynolds, Mary—S 18 Roynolds, Mary—S 18 Roynolds, Mary—S 19 Rosenstein, Jos—N 10 Land 11 Rosenberts, Mary—N 11 Land 12 Rosenstein, Dora—H 19 Reid, Michl H—J L Woldenberg, 460, 82 19 Reed, Marvin T—H 19 Reid, Michl H—J L Woldenberg, 460, 82 19 Rosenstein, Dora—H 10 Rosenstein, Dora—H 11 Rosen, Schaller, Land 11 Rosen, Schaller, Land 12 Rosen, Saml 13 Rosen 14 Rosen, Saml 15 Rosen, Saml 16 Rosen, Saml 17 Rosen, Saml 18 Rosen, Saml 18 Rosen, Saml 18 Rosen, Saml 19 Rosen, Saml 10 Rosen 11 Rosen, Saml 11 Rosen, Saml 11 Rosen, Saml 12 Rosen, Saml 13 Spinaport, Louis V—E A Farrell et al. 14 Rosen, Saml 15 Rosen, Saml 16 Rosen, Saml 17 Rosen, Saml 17 Rosen, Saml 18 Rosen, Saml 18 Rosen, Saml 19 Rosen, Saml 19 Rosen, Saml 10 Rosen 10 Rosen, Saml 10 Rosen 11 Rosen, Saml 11 Rosen, Saml 12 Rosen, Saml 13 Spinaport, Louis V—E A Farrell et al. 14 Rosen, Saml 15 Rosen, Saml 16 Rosen, Saml 17 Rosen, Saml 17 Rosen, Saml 18 Rosen, Saml 19 Rosen, Saml 19 Rosen, Saml 10 Rosen, Saml 10 Rosen 11 Rosen, Saml 10 Rosen 11 Rosen, Saml 11 Rosen, Saml 12 Rosen, Saml 13 Rosen 14 Rosen 15 Rosen 16 Rosen 17 Rosen 18 Rosen 19 Rosen 19 Rosen 19 Rosen 19 Rosen 19 Rosen 10 Ro	16 Rait, David—M Loeb204.57 16 Rotella, Philip—N Y Tel Co21.46
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16 Ross, Nathan & Henry Beerman	16 Rosenzweig, Jos—R J Wolkenstein et al37.72
18 Rosenberg, Bottley 18 Reynolds, Mary—S King	16 Ringelstein, Chas—P A Nebeling.
18 Rosenberg, Bottley 18 Reynolds, Mary—S King	J Silverstein
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Mattielli	18 Runkel, Maurice—Realty Records Co.
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Mattielli	19 Reed, Marvin T—H Schwenck200.83
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Mattielli	19 Rosen, Saml & Abr Wallach*—P
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15 Sochen, Isidor—S Liebling	13 Salvatore, Caruso—M Leonardo or L
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15 Sochen, Isidor—S Liebling	15 Schwartz, Isidore H—A Lux286.75 15 Smock C McKay—N Y Edison Co.11.13
15 Sochen, Isidor—S Liebling	15 Spiegel, Jacob—M Greenwald et al.
15 Sochen, Isidor—S Liebling	15 Shire, Harry—E R Sayre et al81.45 15 Silver, Isidor H—N Y Tel Co27.62
15 Sochen, Isidor—S Liebling	15 Schleich, Henry G—the same. 22.35 15 Seull, Jos, Harry Sigmund,* Adolph
15 Sochen, Isidor—S Liebling	lan, Isaac Caplan, Lizzie Caplan,
15 Sochen, Isidor—S Liebling	Seril, Geo Wedeen & Wm Wedeen*
15 Sochen, Isidor—S Liebling	15 Shoben, Jacob & Shoben Drug Co— Armour & Co
15 Sochen, Isidor—S Liebling	15 Scherer, Frank—E F Sturtzkeben
16 Saul, H Nat—A Wolff	15 Schilling, Adolph—M A W Heaton.
16 Saul, H Nat—A Wolff	15 Sochen, Isidor—S Liebling25.72 15 Saikeloris, Geo or Sackeles—T Con-
17 Sternberg. Wolf—R P Greenky. 52.52 17 Stocker, F Wm*—Redfield Bros, Inc. 111.65 17 Steinberg, Annie & Hyman—I Steinberg. 477.41 17 Smethurst, Harold T—Spencer Wire Co. 331.71 17 Sesholz, Morris—S Nabatoff et al. 91.66 17 Schack, Jeanette—Mutual Alliance Trust Co. 1.568.45 17 Schoen, Simon—P Lesser et al. 114.06 17 Sandeli, Guiseppe—T Prinze. 248.41 17 Strohmonger, Mathias—R Barrett.932.35 17 Schoenwald, Martin B—S L Kahn. 115.36 17 Schmitt, Jacob—B W Greene Jr Co. 199.77 17 Slack, Henry—F D Langdon. 6,470.98 17 Simonson, Alex & Ezekiel*—I D Schlachtzki . 29.65 17 Simpson. Robt H, Arthur W Pierce & Richd Cristiani—Sherman Natl Bank Co. 110.43 18 Scheel, Gottlieb—Ludwig Bauman & Co. 120.17	15 Sonnenstrahl, Abr—Maintenance Co.
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17 Sternberg. Wolf—R P Greenky. 52.52 17 Stocker, F Wm*—Redfield Bros, Inc. 111.65 17 Steinberg, Annie & Hyman—I Steinberg. 477.41 17 Smethurst, Harold T—Spencer Wire Co. 331.71 17 Sesholz, Morris—S Nabatoff et al. 91.66 17 Schack, Jeanette—Mutual Alliance Trust Co. 1.568.45 17 Schoen, Simon—P Lesser et al. 114.06 17 Sandeli, Guiseppe—T Prinze. 248.41 17 Strohmonger, Mathias—R Barrett.932.35 17 Schoenwald, Martin B—S L Kahn. 115.36 17 Schmitt, Jacob—B W Greene Jr Co. 199.77 17 Slack, Henry—F D Langdon. 6,470.98 17 Simonson, Alex & Ezekiel*—I D Schlachtzki . 29.65 17 Simpson. Robt H, Arthur W Pierce & Richd Cristiani—Sherman Natl Bank Co. 110.43 18 Scheel, Gottlieb—Ludwig Bauman & Co. 120.17	16 Schultz, Chas R—F H Brown229.31 16 Schavrier, Isaac V—O R Weiss154.16
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17 Sternberg. Wolf—R P Greenky. 52.52 17 Stocker, F Wm*—Redfield Bros, Inc. 111.65 17 Steinberg, Annie & Hyman—I Steinberg. 477.41 17 Smethurst, Harold T—Spencer Wire Co. 331.71 17 Sesholz, Morris—S Nabatoff et al. 91.66 17 Schack, Jeanette—Mutual Alliance Trust Co. 1.568.45 17 Schoen, Simon—P Lesser et al. 114.06 17 Sandeli, Guiseppe—T Prinze. 248.41 17 Strohmonger, Mathias—R Barrett.932.35 17 Schoenwald, Martin B—S L Kahn. 115.36 17 Schmitt, Jacob—B W Greene Jr Co. 199.77 17 Slack, Henry—F D Langdon. 6,470.98 17 Simonson, Alex & Ezekiel*—I D Schlachtzki . 29.65 17 Simpson. Robt H, Arthur W Pierce & Richd Cristiani—Sherman Natl Bank Co. 110.43 18 Scheel, Gottlieb—Ludwig Bauman & Co. 120.17	17 Schneiderman, Louis—B Heinrich et al30.48
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18 Shitzkin, Maxwell R—Realty Records	18 Scheel, Gottlieb-Ludwig Bauman &
	18 Shitzkin, Maxwell R—Realty Records

R	ECORD	AND	GUIDE	
18 18	Segal, Hyman Sasserath, Ka	n—A Janov ufman—H	vitzer2,669.22 Hall5,301.29	
18 18	N Y Tel Co Shenfield, Jos,	Jacob Gol	vitzer2,669.22 Hall5;301.29 Schaefer*—20.10 dberg* & Isa- el Co43.78 int Co122.58 & Co359.59 schhorn et al	
18 18 18	Smith, Edw L Spektor, Shea	Geo C Fl H Katz	el Co43.78 int Co122.58 & Co359.59	The same of
18 19	Schuyler, Cha	as E—W H	schhorn et al	Total Co
19	Elk Realty C Smith, Mary	E—B Bam	berger et al.	17 77 17
19 19	Reilly, T W, Dunseath—M Solomon Jaco	J M Sulliva leade Trans	in & Robt M sfer Co.,275.20 Cearlman, 73.66	The Street
19 19	Steinfeld, Ha	rry—Machl	in Bros Inc. 73.65	7.117.12
19 19	Slater, Annie Shrump, Fred	M—Lord & W—A H	73.65 1 Co29.96 2 Taylor.135.80 Joline et al, costs 124.36	1. 1.1. 1.1.
19 19 19	Sigmond, Cha Sabatini, Ros Singer, Jacob	s—J M Por sina—L An —A Pimsle	Joline et al, costs 124.36 well et al.94.39 ddreozzi130.81 or et al55.91 or et al57.30 or Every & cherg178.01 savage87.59 st226.11 ther45.06 cor. Bronx Co Co164.91 Robinson*—N116.23 Witmark &141.91 F P Cox.171.29 ison Co14.32 Appleman169.37	2000
19 19	Secor, Geo F, Vredenburg- Shurman, Clif	Walter D C -W L Har ford N, Ge	Ogden & Peter tman677.53 o W Levy &	18.33.000
19 19	Saml Ginsber Sully, Emma Sellers, Patk-	rg—B Gins F—G W S —J Rupper	berg178.01 Savage87.59 t226.11	
19 19	Saffold, Effic Silverson, Abr —Canton Ste	O—A Gun & Wendov eel Ceiling	ther45.06 ver Bronx Co Co164.91	Section 1
19 13	Thomas, Cha Y Tel Co Tannehill, Fra	s &Sol I ank, Jr—M	Robinson*—N 116.23 Witmark &	1000
15 15	Sons Tennenbaum, Talford, Marg	Philip F—	F P Cox.171.29 lison Co14.32	0.000
16 17	Tady, Jos—H	orowitz &	Appleman. 169.37 3 Talliaferro.	
17	Toplitz, Berthage Co Inc-	nold L & A	llenhurst Gar- 30.56	
18 18	Traversi, Fra	T—Baume	er Piano Co.	2012
18	Thompson, Ja	s—Adelphi	a Realty Co	100
18 18 18	Turetzky, Abs Tanzer, Siegf Teodorowicz,	r—N Y Te ried——the Emanuel—	Appleman	
18 13	Thumm, Chas Uebel, Margt	F-G Thu	mm2,357.12 Mayer Brew-	
17	Hhlfolden Sin	on & Ahr	Weinherger-	
18 18 13	Unger, Chas- Uhlfelder, Ma Vandergrift, S	—W Abran nfred—J A Sarah E—	323.69 nson40.91 Young114.26 -N Y Tel Co	
15	Vondrann, Mi	nnie & Pau	1-M Kinstler	
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17	Van Cleve, He Vanderveer,	wm—C W	oline et al	
19	N Y Tel Co. Verac, Chas—	-M Isenstei		1
19 13	Levy Whitridge, Fr	edk W rec	vr—C E Mey-	
13 13 15	Ward, Thos— Wormser, Ma	H G Herma	& Jack*—E 132.41 vr—C E Mey- 250.00 nn1,301.90 Schiff.532.29 n32.61 rschenbaum. 39.65	
15 15	Vogel, Morris	A—H Kir	rschenbaum. 39.65	
15	Co Webb, Earle	W—Gradu	rschenbaum	
15 15 15	Wolkiser, And Weingrad, Sa Weir, Jno H-	nie—F L W uml—M Ab -P W McCo	Ving173.09 brams111.16 bnibe6,200.89	100
15	Weintraub, M N Y Edison	ax & Harry	Goldstein—	
15 15 16	Washburn, Al	ice C—N Y	Tel Co64.79 Flinn307.97	
16 16 16	White, Robt Weidenfeld, S	A—N Y To Saml & Ber	el Co19.01 enard Wolfen-	1000
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16 16	Waldron, Rob Wheeler, Elea	anor—A J	Bates & Co. 206.18	
17 17	Weik, Anna— Walter, E L— New Rochell	J D Cornel Siwaney R	7 Goldstein—	
17 17	Weinblatt, Ch S Garaboys Witt, Arthur	mas & Max	eatty Assn 01 18.94 Rosenthal— 274.41 el Co24.94 n726.43 rver, Jr32.43 ndau243.84 Contract Co	COLUMN NO.
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18 18	White, N Edw Weiss, Irving	—Painting	Contract Co. 183.46 Fel Co20.75	
18 19	Wimpie, Jaco Williams, Her	b M—san	me 20.08 Γ F Russell. 1,060.06	
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19 19	Werner, Henr bluth, Inc Wesiz, Hedw	y W—Klen ig—Butler	Tref, 31-32-43 ndau 243-84 Contract Co	The latter
15 16	Yale, Mary—I York, Jack* & Realty Co	N Y Ediso & Alva—Ge	n Co72.30 orgian Court 35.41	Contract Contract
16 17	Young, Jos G & M Ottenh Zabramsky,	& Anna C eimer Wm* & Jr	Graham*—I 329.95 no Morgan—	
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	Feather Co.		1,845 33	

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	CORPORATIONS.
13	
13 13	Louis Sroka Co—Rogers Pyatt Shellac Co
13	Eagle Fire Repair Co—same. 28.51
13 13	Electric Marine Mfg Co—same67.57 Eastern General Agency Inc—same
13	J Diamond Co—same
13 13 13 13	J P Donna Title Co—same38.28 Regal Delmar Co—same38.28
13	Tremont Holding Co—R Henschel
13	Donegan-Redmond Co—City of NY
13	Delemba Constn Co—same57.81 Dryer Mfg Co—same67.57
13 13 13 13	Duenesser Co—same
13	Eureka Osage Oil Co, Broadway & New Street Realty Co & James A
	Simmons—Natl Reserve Bank of City of N Y
13 13	Atkinson Constn Co—N Y Tel Co. 93.29 Thomas Mfg Co—S Frank et al
13	Werner Iron Works — Patterson, Gottfried & Hunter, Ltd 64.51
13 13	B Line—Reickert Towling Line. 52.59 Cobern Constn Co—N Y Tel Co. 97.71
13	Union Whiskey Co—Guckenheimer & Bros210.01
13	—Dry Dock Wagon Works338.97
13 13	Regal Delmar Co—same
13	-M Cohen
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13	J Rheinfrank Co & Rae Levinson—I Berge 2,382.88 Financial Encyclopedia Co—J G D Stodart 530.78 same—S R Hills et al. 92.73 Atkinson Constn Co—E J Neighbour Corrigan, & German Construction Co N Y Tel Co 85.90 Kemps U S Patrol Co—the same. Lenox Realty Co—the same 69.89 Wall Bond & Mortgage Co—I Lewke- witz 64.80
13 15	same—S R Hills et al 92.73 Atkinson Constn Co—E J Neighbour
15	Corrigan, & German Construction Co
15	Kemps U S Patrol Co—the same.
15	Lenox Realty Co—the same 69.89
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15 15	Wall Bond & Mortgage Co—I Lewke- witz
15 15	Borough Iron Works—the same. 38.23 Boylston Constn Co—the same. 38.23
15	Church Supply Co—the same38.25 Chesterfield Mfg Co—the same25.57 Chelsea Auto Storage Co—the same
15	Century Catering Co—the same 77.33
15 15	E Bagge Iron Works—the same,
15	Raymond A Browne Music Co—the same
15 15	Chelsea Auto Storage Co—the same
15	Berger Mfg Co—H Schuchter. 1,730.74
15 15	Machine Co
	Philadelphia Textile Machinery Co
15	McSweeney Realty Co-J H Cruik- shank et al1,926.59
15	Chas F Lehmann Cork Helmet Co— Philadelphia Textile Machinery Co
15	proved Property Holding Co of N Y
15	Robt S Redfield & Co—N Y Butchers Dressed Meat Co 1,654.75
15	Van Cleave Constn Co—Hudson Man- tel & Mirror Co378.05
15	Waclark Realty Co—J J Brady et alcosts, 78.35
15	City—Harlem River & Portchester
15	the same—Comptroller of City
15	the same—Treasurer of the State of N Y
15 15	Ward, Jno S—M Herman
15	Otto Wicke Co & Wm B Perry—A S Stanley
15	Partridge
15 15	N 1 City RY CO—A Avidon. 430.00 Otto Wicke Co & Wm B Perry—A S Stanley
15	the same—Degnon Contracting
15	Van Brunt Street & Erie Basin R R Co—City of N Y
15	J Jungermann, Inc—Waldorf Astoria Cigar Co, Ltd
15 15	N Y Fabric Co—W Isaacs 135.26 Highwood Realty & Constn Co &
91.27	Julius Weinstein—Schacht & Silver- son325.88
15	Hayes Central Storage & Warehouse Co, Inc—W Melzer1,379.32
15	cahy
15	A Warren Constn Co, Abr Warren & Wm T Hookey, Inc—Wotherspoon
15	A Feldman Constn Co—F Eckenroth
15 15	F P Fisher Co—B Gallup. 578.49 McGovern Cafe Co—M Mock 334.26
15	Highwood Realty Constn Co & Julius Weinstein—Schacht & Silverson. 322.72
16	Oishei Real Estate Co—N Y Tel Co. 19.01
16 16	Binner Walter Co—the same31.26 Zanderer Mfg Co—the same22.41
16 16	Jas M O'Dea Trucking & Stable Co
16	cahy
	-11 11010101

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1	Mill Machinery Manufacturers-Nut-	19 Exclusive Realty Co—the same.57.81 19 Eastern Parquet Floor & Mantel Co
1	ler Bros	—the same 97.56
1	derson	19 Emorman Realty & Constn Cothe same
1	patch—E H Beach	same
	Co	19 Elgin Realty Co—.—the same67.57 19 Engineering Inspection Co—the
16	V. Fusina	same
1	iamsburgh Trust Co	same
1	Fein, Saml Cloak & Suit Co—A Blas	
16	Smart Set Floral Co-Henshaw & H	19 Eureka Lock & Metal Co—the same
1	Fenrich	19 Encyclopaedia Hubernica Co—the
11	ican Exchange Cigar Co114.76	19 Alcazar Realty Co—N Y Tel Co155.21
16	Reporting Co 20.60	
16		19 Fifth Ave Underwriting Agency— the same 44.19
17	Waltzer, Abr & Isidor Cohn—J Bogart	the same
17	et al	19 Victor Trading Co—Lord & Nagle Co. 28.01 19 Van Brunt Fay & Co—N Y Tel Co.
17	Werner Forde Co—Freidenrich-Ger- sten-Baer Amusement Co27.13	19 Van Brunt Fay & Co—N Y Tel Co.
17	Sigmuna Krauter, Inc-M Petran	19 Acme Marble Co—Michl Cohen & Co
17		19 F W Carlin Constn Co-City of N Y.
	Greenwich Cold Storage Co-M F	28.85 19 B Line—Aetna Ins Co504.14 19 A Epstein Novelty Co—City of N Y.
17	Jewish Baker Pub Assn Inc—N Y	19 Weelerk Pealty Co. I. Purdy costs
17	Tel Co	19 Waciark Rearry Co—E Furdy, costs
17	N Y & L I Realty Co—Mercantile Finance Co	19 Waclark Realty Co—L Purdy, costs. 78.35 19 Same——the same, costs. 78.35 19 Robert Drummond Co—City of NY. 49.97
17	Progressive Constn & Leasing Co —R H Sayre costs, 41.87	19 Hodes Realty Co & Nicholas Hodes-
17	—R H Sayre costs, 41.87 Maccabaen Magazine, Louis Lipsky, Bernard C Richards & Abr Ungar*	Niagare Radiator & Boiler Co.155.45 19 Max Ripps Co—I Cohen et al36.91
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17	man Bros & Rosenbaum536.72	burger—G E McLean Co124.14
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	Maxmilian Zipkes—Grossman Bros & Rosenbaum481.02	19 Economical Investors Bldg & Realty
17	Feinchel & Streicher Co-Pardi &	Co—City of N Y
17	Zurla Tile Co	19 Hartford Garage Co—C E Miller. 65.30
17	Manhattan Real Estate Co—G R Bris-	19 Tanzer Monjo Co—Retailers Reporting Co
17	tor	
	Elias Henry Brewing Co—G Durante.	Borough of Brooklyn.
17	Mendelowitz & Addie Co—R Arkush.	Jan. 11 Adams, Jos H—E P Reichhelm & Co.
17	Woodcock, Daniel & Co—Port Arthur Ins & Vellse Agency, Ltd	11 Arbuckle, Jno—D McMillen 96.38
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18	Reliance Press—R H Donnelley. 45.56 Cranford Co—G Frazzetta882.45	15 Anderson, Allan—C F Buckley 50.05 16 Arkison. Benj—Olena & Craig 123.44 17 Austin, Cath F—Anna Ronan as
18 18	Diller Engineering Co-Poss Valva	extrx 231.40
18	Engler Corpn Inc—R H Donnelley.	17 Acoupagne, Jos R—Atlantic Hygienic Ice Co
18	Mfg Co	11 Brenner, Leo—J Ruppert
18	Donnelley	11 Proofes Milton M. Thos G Knight
18	N I Photo Enlarging & Enamelling	12 Bullwinkel, Sidney M—N Y Tel Co.
18	Co—W M Schultz	Co
18	nelley	15 Black, Louis—Guardian Trust Co, N Y1,028.46
18	Co	15 Brown, Louis H—C Duncan233.71 16 Bent, Francis P—A V Brower109.32
18	W & R Iron Works460.27 New Brooklyn Turkish Bath Co-	16 Brown, Edw J—Margt Brown81.00
18	New Brooklyn Turkish Bath Co— U S Casualty Co	16 Borlowsky, Jacob—Salzsberger & S6.12 16 Barnes, Wm—Oliver Typewriter Co. 49.93 16 Bernier, Louis L—Mary McCaddin as
	ville Dairy Co	16 Bernier, Louis L—Mary McCaddin as
18 18	Chas Bloom Press Inc-Gardiner &	16 Bohnhoff, Chas—Bklyn Heights R R
18	Burton	Co
18	S Bonewur Ins—N Y Carved Mould-	AR Donald Tamping Ctota Cumotu
18	Fisher & Volesia Co.—Ellison Pub Co.	17 Brand, Leopoid—Empire State Strety Co
18	Standard Cotton Compress Co—F Weisbader	17 Burtis, Chas—C Grozinger 121.63
19	Weisbader	11 Conovich, Theo & Anna—J Kovacs.
19	Wise Fireproofing & Constn Co-I	15 Cherroff, Saml-N Ryan Co81.99
19	Freedman	15 Canizio, Vincenzo—N C Kern52.32 12 Caldwell, Thos J—City of N Y22.72 12 Churchwell, Herbt R—Leonard Sta-
19	American Cinephone Co—Isaac Gold- mann Co	mick & ano
19	Carlson Automobile Co-N Y Tel Co.	mick & ano
19	Folb Dental Specialty Co—the same.	man—Jones, McKinney & Steinbrink. 405.18 Clark, Chas C—Singer Sewing Mach
19	Spuyten Duyvil Construction Co—R	Co 198.41
19	Perretta et al	15 Creed, Wm R—F L Entwistle as trste134.10
19	Perretta et al	15 Cropsey, Garrett W—the same134.10 15 Caldwell, Thos J—City of N Y.34.72 15 Creed, Wm R—F L Entwistle as trste
19 19	Clio Waist Co—City of N Y231.63 Consolidated Lamp Co—the same.	15 Creed, Wm R—F L Entwistle as trste
100	69 14	15 Cropsey, Garrett W—the same 28.00 16 Caplan, Jacob, Minnie, Isaac & Lizzie
19	Ditchett Allen Co—the same323.42 A H Erickson Co—the same51.90 Damiel Real Estate Co—the same.	—Minnie Gerson 330.51 16 Chassin, Max—Sulzberger & Sons.69.34
19	Damiel Real Estate Co—the same	17 Chase, Roy E—T O'Connell111.15 17 Constantino, Enrico — Fratellanza
19	Draughting & Duplicating Co—the	Slabiesi Societa de Mutuo Soccorso.
19 19	same 30.46 Diamond Realty Co—the same.49.06 Dry Goods Clearing House—the	17 Clemens, Edw—Bklyn Heights R R
	same	Co
19	De Bruenn Chemical & Dye Stuff Co—the same	R R Co
19	Erskins Co—the same	Co
	permittant of the section services	Talent Co 10 value

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19 Exclusive Realty Co—the same 57.81
9 Eastern Dollar Realty Co—the same
9 Van Brunt Fay & Co—N Y Tel Co.
29.28
9 Acme Marble Co—Michl Cohen & Co.
483.66
Borough of Brooklyn.
an.
1 Adams, Jos H—E P Reichhelm & Co.
247.17
6 Barnes, Wm—Oliver Typewriter Co.
49.93
6 Bernier, Louis L—Mary McCaddin as
1,506.88
6 Bohnhoff, Chas—Bklyn Heights R
 Bernstein, Michl—C A E Fisenne. 295.66
 Brand, Leopold—Empire State Surety.
man—Jones, Mach
5 Clark, Chas C—Singer Sewing Mach
198.41
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15 Durgan, Fredk—Singer Sewing Mach
221.81

      16 Dowling, Robt & Agnes—City of No.
      67.57

      16 Davies, Jno A, Jos F, Eliz C, Mariana J & Walter S—W R Syme as exr
      65.00

      16 the same—Sarah A Teevan., 73.97
      16 the same—W R Davies.
      55.25

      17 Driscoll, Thos A—Empire State Surety Co.
      1,302.20

      17 Dachillo, Lorenz—Atlantic Hygienic Ice Co.
      278.25

11 Kist, Christina 271.04
12 Kitchen, Andw & Jane—W M Young 51.34
16 Koch, Herman—the same ...4
16 Katlowitz, Morris & Dora—L Lu
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Co515.40 11 Leaver, Annie—Bklyn Heights R R
Co
11 Laporte, Geo H—State of N Y.3,000.00 12 Loerch, Wm—C H Haubert29.42
12 Lieberman, Harry—Robinson Clay
11 Lodes, Vita—Consumers Park Bwg Co
12 Lidell Louise B—N V Tel Co. 29 22
12 Leslie, Arthur W————————————————————————————————————
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13 Laughlin, Eliz B admrx Jno F—Coney
13 Loebelson, Adolph—A Grossman 329.65
15 Little, Robt F—Duryea Toppin & Co
16 Lipschitz, Alex—Superior Savgs & Trust Co as recvr70.71
16*Levy, Henry B—Eureka Heating Co.
16 London, Jacob an infant by Jennie as
16 Letzter, Sarah—I Dominitz536.64
17 Louria, Zissel—H Siegel98.80
17 Lampiner, Emil—F B Mullin95.01
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11 Marltato, Pasquale an infant by An-
11 McGovern, Jno—V Stangio et al. 67.81
12 McLean, Annie C—City of N Y124.72 12 McAuliffe, Jennie—N Y Tel Co34.08
12 Moschowitz, Leopold—Title G & T
12 Milbauer, Saml—Rosa Nordenschild as admrx
13 McCormack, Edw J-M M Robertson
15 Madsen, Magnus C—Emma H Rain-
15 Mossler, Sol L—N Schwarz81.30
16*Levy, Henry B—Eureka Heating Co. 16*Levy, Henry B—Eureka Heating Co. 279.65 16*London, Jacob an infant by Jennie as gdn—L Senft
16 Mager, Alonzo H—Brooklyn Bank.
16 Miller, Jos H—Bklyn Heights R R
Co
17 Mittenzwei, Louis—C Grozinger 171.31
17 Molinari, Luigi—State of N Y1,000.00 17 Murcott, Thos—Nassau Electric R R
17 Murcott, Marie—the same119.22
17 Murcott, Marie—the same119.22 17 Margolis, Louis & Annie—M Green- man
17 Marx, Henry—Mary J MacNichol. 274.40 15 Neff, Cath T—H McG Curren 19.46
15 the same—the same41.54 17 Neary, Arthur F—M Herman85.27
17 Nill, Jos—W J Drexler
17 Neva, Jho—Barr Bros
11 Olmstead, Maud L—G W Martin
13 Ogle, R Harry—D Davis & Sons. 54.40 13 O'Donnell, Annie—P O'Donnell et al
13 O'Donnell, Annie—P O'Donnell et al2,186.73
13 the same—the same765.70 15 O'Connor, Jno B—Elenaor Johnson.
17 Molinari, Luigi—State of N Y . 1,000.00 17 Murcott, Thos—Nassau Electric R R Co
16 O'Connor, Richd S—Wm H Henry & Co
11 the same—the same3,000.00 11 Payne, Jas—H C Allen34.35
12 Phelps, Anna M—N Y Tel Co45.65 13 Pope, Wm L—J H Rosenfield25.92
15 Plunket, Jas—J Hawkins
17 Pengel, Walter P—C A Brandt Co.25.40 17 Pearce, Jno W—Salem Brass & Iron
Co
Co
11 Pageng Emany State of N. V. 2000.00
11 Reynolds, Walter A—C F Bennett & ano 237.55 11 Ryan, Danl J—Alberene Stone Co. 239.09 11 Ratnoff, Nathan—W Levine 459.40 11 Rupf, Annie—C Rieger 77.40 11 Rabinowitz, Morris—L M Fertig .118.45 13 Reubenach, Chas R—E C Stacke et al
Ryan, Dani J—Alberene Stone Co.
11 Ratnoff, Nathan—W Levine459.40 11 Rupf, Annie—C Rieger77.40
11 Rabinowitz, Morris—L M Fertig.118.45 13 Reubenach, Chas R—E C Stacke et
al
12 Rosen, Meyer A—S Greenberg1,043.87 12 Resnicoff, Max—the same1.043.87
12 Risnicoff. Moris—the same1,043.37
15 Rosen, Abr J—H Hirsch42.40
15 Robinson, Bird M—E O Chapman. 66.37
16 Resnick, Abr—B Burgheimer & and
17 Restel, Frank E alias Jno F or Restel
16 Resnick, Abr—B Burgheimer & ano. 17 Restel, Frank E alias Jno F or Restel & Co—H C Wetterau & Co144.24 17 Rehbock, David—C Grozinger46.75 17 Robinson, Douglas as recvr—Anna Blizinski & ano
17 Robinson, Douglas as recvr—Anna Blizinski & ano
11 Schwalbe, Becki—State of N Y.3,000.00 11 Slatin, Louis—W Glaubinger59.40
11 Steinberg, Sarah or Steinberg & Co- Madam Mariette Co37.46
11 Schwartz, Meyer—Imperial Curtain
11 Stritinger, Danl E—Lion Realty Co. 61.44
11 Sotsky, Abr & Louis—B Hecht. 638.97 11 Schryver, Maurice—D Van Gelder.
12 Sisson, *Grant & Luther—A Wachter
12 Seidenstock, Abr—L Zeiler
12 Schwartz, Barnet—S Greenberg 1,043.87 12 Solotovsky, Jos—the same1,043.87
12 Sprinz, Rachel or Ray & The Amer-
ican—A Luban & ano290.64

12 Sackett, Fredk—R C Orphan Asylum
12 Sackett, Fredk—R C Orphan Asylum Society, City of N Y1,762.36 13 Sanders, Henry—Jamison Sample Co.
15*Severno, Barclay L-Singer Sewing
Machine Co
15 Smith, Wm A—Pearless Brick Ma- chine Co376.50
15 Smith, Sumner M—S Birery & Co.26.96 15 Sucher, Michl—C Kissel
15 Sommer, Jacob—G M Buttle900,46 15 Schultz, Wm H—G Menier & ano.38.51
15 Smith, Eugene, gdn of Alfred, an infant—M Bown 107.15
16 Spektorsky, Jacob—2nd Natl Bank of Hoboken321.32
15 Strange, Jos H—the same 466.80 15 Smith, Wm A—Pearless Brick Machine Co
16 Scull, Jos—Minnie Gerson330.51
16*Sigmund, Harry—the same330.51 16 Seril, Raphael—the same330.51
16 Scull, Jos—Minnie Gerson. 330.51 16*Sigmund, Harry—the same. 330.51 16 Seril, Raphael—the same. 330.51 17 Strahl, David—Franklin Bwg Co et al. 96.75
17 Sisto, Mary—Interborough R Transit Co113.38
17 See, Wm—Nassau Electric R R Co.
17 Salvia, Jos—S M Jacoby48.14 11 Toomey, Jno—F D Creamer & Co.113.76
12 Teichman, Jno—J Deutsch165.22 15 Teetzel, Jno—N C Kern65.76
16 Taub, Adolph J—Minnie Garson.330.51 17 Tate, Wm O—J A Smith et al129.93
12†Van Winkle, Chas H—City of N Y.
12 Voit, *Selig & Meyer or Voit Bros— Hoffman Co
16 Seril, Raphael—the same
12 Von der Smith—W A Smith66.03 12 Vitelli, Alfonzo, *Alfonzo, *Vincenzo
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13 Vanoni, Fredk L—D Davis & Sons. 54.40 15 Victory, Eliz—Gewitz & Teitelbaum.
16 Von Essen, Erbe—F X Kuchler & and
17 Voorhies, Ralph J—Faith E Moore.
11 Warshawsky, Harris—B. Hecht638.97
17 Voorhies, Ralph J—Faith E Moore. 11 Warshawsky, Harris—B Hecht638.97 11 Winham, Eita M—S C Stuart27.57 11 Wagner, Jacob C—Keeley Stove Co33.63
11 Wagner, Wm—A S Levy
12 Wetter, Leo—N Y Tel Co20.36 12 Weidig, Geo F—Isaac Brown (con- fession)
11 Wagner, Wm—A S Levy
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17 Weik, Anna—J D Cornell Co 192.31 16 Yglesia, Adolfo—Schmidt & Co 32.76
16 Young, Geo—P W Hass & ano 163.40 12 Zuch, Wm—L Schulman & Co 40.20
10 Weeden, Geo & Wm—Minnie Gerson. 17 Weik, Anna—J D Cornell Co. 192.43 16 Yglesia, Adolfo—Schmidt & Co. 32.76 16 Young, Geo—P W Hass & ano. 163.40 12 Zuch, Wm—L Schulman & Co. 49.20 13 Zapport, Anthony—M Turkeltaub.27.58 17 Zeiff, Morris—I W Shlachetzki. 255.79
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CORPORATIONS.
11 Flatbush Material Building Co -D J
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11 N Y & Bklyn Bwg Co—F W Carlin
11 2d Assembly District Dem Club—
11 Leizerkowitz Realty & Constn Co—
11 John F Heinemann Impt Co—Chas H
11 John F Heinemann Impt Co—Chas H
11 Boone Constn Co—B Davis346.37
son
11 Surprise Store—Madam Mariette Co.
12 Himmer & Eagan—N Y Tel Co27.13 12 Prospect Place Co—F Siegel219.74
12 Favorite Embroidery & Novelty Co- L Zeiler
12 A R Bass & Sons (Inc)—Pelham Bay Chemical Co
12 Cobern Constn Co—N Y Tel Co 97,71 12 Kutner & Levy—Caffina & Levy . 111.91
12 Vitagraph Co of America—J R Burns 13,846.69
12 Edinboro Constn Co—M Kalbatschin- sky
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13 Welz & Zerweck—J Kern1,185,92 13 Formans Bottling Co—C Panzirer.
13 National Elevator Co—J Thomassen
13 Jno Pierce Co—J Conroy, an infant,
13 Abbaye, Garage—D Davis & Sons.
son
13 Aronson Realty Co-W Gleichman
15 Wm C Reed Constn Co-M G Will-
15 Lenox Realty Co—Singer Sewing Ma- chine Co
15 Perfect Crown & Seal Co—H Hirsch.
15 Prospect Place Co—J Levin
Trust Co N Y
trste
16 Ficher & Yglesia—Schmidt & Co.32.76 16 M P Berglass Plumbing Mfg Co—P
16 M P Berglass Plumbing Mfg Co—P Dietrich
Cost & Eligibite Finance CA, 1111.818.48

16	Weeden Bros-Minnie Gerson 330.51
16	Hasbrouck Piano Co-1st Natl Bank,
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16	Albany, N Y
10	os ada
10	as gdn
10	Canton Electric Co-R C Fabb. 105.42
10	St Pauls Realty Co-S Lipman 236.20
10	*Brandow Printing Co-1st Natl Bank
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16	Bay State Realty Co-N Tipaldo
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16	Brewer Building Co-L Baum 67 05
16	Borough Cloak & Suit Co-Minnie
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16	Thomas G Carlin, a Corp—Security
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16	Lalance & Grossjean Mfg Co-P Diet-
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17	rich 5,157.55 Charles F Lehman Coke Helmet Co—
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17	Phila Textile Machinery Co175.83
11	Safety Armorite Conduit Co-G T
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17	Metropolitan Street Rallway Co-Anna
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Eager, Emery J—the same: 1911.3.896.87
Eisen, Max, Jos Einhorn, Benj Wiesen- feld, Saml Wiesenfeld & Max Spal-
ter-W Karon et al; 1912537.54
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Grant, Mary E-W C Garbutt; 1911.191.35 Guarino, Frank & Jos-F A Bartley:
Cohbard Fmil B. A. B. Cohbard, 1011
Geonard, Emil F—A F Geonard; 1911.
Gminder, Geo F—W M McCord; 1907.
⁶ Same——A Wells: 19071,047.89 ⁶ Same——G H Saylor: 19071651.64
Hildreth, Percy S-City of N Y; 1912.
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Same——same; 1910
Hearst, Wm R-E S Werner; 1903
Hunger, Sol-Fruit Auction Co; 1910
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Hemming, Mary M—E D Pratt; 1910. 1
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Leonhardt, Stroebel & Johanna M-H
Greenbaum; 1911 191.45 Lipfeld, Abram—L Pugh; 191157.74
Klein, Fredk—Bogert Flour Co; 1911 Keller, Augustus R—Sixty Wall Street Co; 1911 94.72 Kreth, Aug—H A Meyer; 1912 368.80 Levy, Abr—A H Joline et al; 1911 .115.60 Lorenzen, Peter E—J Cunningham; 1911 Leonhardt, Stroebel & Johanna M—H Greenbaum; 1911 1914.5 Lipfeld, Abram—L Pugh; 1911 .57.74 Lane, Richd H—Baker Vehicle Co; 1910. 171.29 Lang, Mary—F F Steinbach; 1911 1,587.53 Long, Vincent—E Heilner et al. 1911. 181.63
Lang, Mary—F F Steinbach; 1911. 1,587.53
Madden, Michl—Byron W Greene Jr Co; 1908. Madden, Michl—Byron W Greene Jr Co; 1908. McMaish, Robt—Castle Square Opera Co et al; 1912. Martines, Jas A—Francis H Leggett & Co; 1911. Murrell, Wm G & Geo—Yarnall Waring Co; 1911. Societ Square Opera Co et al; 1212.0 (63.87) Nicastro, Vincenzo—N Y Contracting Co; 1909. McMartines, Jas A—Francis H Leggett & Co; 1909. Murrell, Wm G & Geo—Yarnall Waring Co; 1909. Micastro, Vincenzo—N Y Contracting Co; 1909. Micastro, Vincenzo—
1908 78.36
McMaish, Robt—Castle Square Opera Co et al: 1912
Martines, Jas A—Francis H Leggett &
Murrell, Wm G & Geo-Yarnall Waring
"Nicastro, Vincenzo—N Y Contracting
Co; 1909
O'Neill, Thos H-W J Salomon; 1910.
Goehl, Fredk—M N Clement; 1908. 1,821.32 O'Neill, Thos H—W J Salomon; 1910. 269.65 Posner, Henrietta—P W Zellinka et al; 1912. 184.51 Pack, Wm M—G Wackerhagen; 1905.344.41 Paul, Rudolph G—F Leiben et al; 1912. 100.00 Patterson, Robt S—C Rappaport; 1911. 79.31 Prichitt, Henry C—W Forman; 1911. 191.25 Peschmann, Aug—C Morel; 1911. 32.31 Proud, Taylor I—M D Carrere; 1911.459.59 Rosenstreich, Jacob—E Rappaport; 1911.
Pack, Wm M—G Wackerhagen; 1905.344.41
Paul, Rudolph G—F Leiben et al; 1912.
Patterson, Robt S—C Rappaport; 1911.
Prichitt, Henry C-W Forman; 1911.191.25
Proud, Taylor I—M D Carrere; 1911. 459.59
Rosenstreich, Jacob—E Rappaport, 1311.
Rosso, Antonio & Nicola Pecorara—Peo- ple. &c: 1910500.00
Rosenstreich, Jacob—E Rappaport; 1911. Rosso, Antonio & Nicola Pecorara—People, &c 1910
⁶ Robinovitz, Abr—City of NY; 1911.116.15 ⁶ Raynes, Jas—City of N Y; 1911.1,329.96 Roskam, Scott A—F P Humphreys; 1012
Roskam, Scott A-F P Humphreys;
1912
Silman, Jos B—United States Radiator Co; 1911
Sheyr, Jos—American Woolen Co of N V: 1911
Silverstein, Hannah & Philip N Bonis— C Altmark; 1911
Sahrieber Saml-Ajax Paper & Card
Co; 1911
Sutton, Mack—Halls Safe Co. 1911121.91
Smith, Robt E—Equitable Trust Co: 1911
Saunderson Co, Inc—Union Petroleum
Co; 1911
Title Guaranty & Surety Co-S E Cul-
Ten Braak, Harry—Eppens Smith Co;
¹⁹¹¹ Taylor, Jas P—M McKeon: 1911451.03
Trenholm, Wm D S—J W Harrison et al; 1901
Co; 1911
Tribelhorn, Ernest-Improved Property
Same—the same; 1911
1911
Guiseppe Niglia & Giovanni Neglia—
People, &c 1910
Vigorito Maria—A M Rohrs et al; 1911.
Vigorito, Maria—A M Rohrs et al, 1911. Werner, Saml—M D Foley; 1911
Wiegmann, Sophia—Tenement House
Werner, Saml—M D Foley; 19111,127.08 Wiegmann, Sophia—Tenement House Dept; 1909
Woodhouse, V Hartland—I Stern et al;
Woodhouse, V Hartland—Saks & Co; 1908
Woodhouse, Vasconsellos—S C Jones:
1911 D. Champi 1011
Wenney Many A Tetkowsky 1911 81
Yager, Rose N-F Valente: 1910101.93
1908
Weeks, Chas, Benj Parr—P Starr, 1911. Werner, Mary—A Jatkowsky; 1911.861.82 Yager, Rose N—F Valente; 1910101.93 Woodhouse, Vas Cancelle H—J F Weber; 1908

CORPORATIONS.

Vittorior Colonna Mutual Aid Society-G
Benwissuto; 1911 130.91
Same—G Macca; 191125.41
Same—M Alescio; 1911
Come D Contempore 1911 146 91
Same—R Santamero; 1911146.91
Knox Constn Co & Abr Schlesinger-V
Capitellu; 1911 163.72
Capitellu; 1911
Niagara Livery & Motor Car Co-J Lang-
felder: 1912
felder; 1912
1,500.00
Prince, Felix & Chas Prince Co-E Deich-
Trince, Fenx & Chas Frince Co-E Deten-
man; 1911 112.91
Savoy Trust Co of City N Y-Ames
Transfer Co; 1912 1,597.31
Sweeney & Gray Co-Curtis Blaisdell
Co; 1911
Trust Co of America-C M R Ward;
1911
Same—the same; 1911201,587.00
Same—the same, 1911

Borough of Brooklyn.

JAN. 11, 12, 13, 15, 16 and 17. Abramson, Jos—German Ex Bank; 1909.

\$274.37

Brush, Danl S—Eugenia C Brickley & ano. 1911.

Bryn, Johanna—A G Guliksen. 1911.

608.91

Bhutias, T Isler—Coddell Bros. 1911.

104.72 Carter, Alfred—Reliance Paint Co. 1918. Gelhardt, Jno H, Jr—Bethel Baptists C
 Same
 same
 1911
 120.12

 Same
 same
 1911
 165.57

 Same
 same
 1912
 105.57

 Gaffney
 Thos R
 Mary A Gaffney
 99.90

 Genat
 Jacob
 A Wohlgemuth
 1911
 32.40

 Gerry
 Mary
 Post & Rodiger
 Co: 1911

 1011
 1011
 1011
 Haynes, Solomon—A Wohlgemuth. 191 Hube, Henry J—Anna M Von Almen.

1911.

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1918.

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1919. Mayhood, Ida S—City of N Y. 1907. 293.50 Monat, Jacob—J Goldberg. 1909. 197.21 Murphy, Edw J—W H Wood et al; 1906. senbluth, Paul—German Ex Bank. 909 Reilly, Edw J—Bklyn Life Pub Co. 1911. Refly, Edw J—Bklyh Bhe I do Co. 179.60
Rosengarten, Louis—M Mosson Co. 1908.
1,040.38
Romano. Gaazia—P Bressi. 1911. 202.09
Stein, Mendel—L Norman. 1908. 1.125.00
Tuminelle, Lawrence—P Bressi; 1911.
202.09
Verblovsky, Harry—Meurer Bros Co. 232.37 Weinmuller, Alois—L J Schmauck & and 104 CORPORATIONS.

Homesborough Realty Co-International Gas & Electric Fixture Co. 1911.218.46

Bergen Bldg Co-Wm M Crowe. 1911..

¹Vacated by order of Court. ²Satisfied of appeal. ³Released. ⁴Reversed. ⁵Satisfied by execution. ⁶Annulled and void.

JUDGMENTS IN FORECLOSURE SUITS.

Borough of Manhattan.

JAN. 11.

Hewitt pl, es, 136.7 n Longwood av, 40x 100; Geo F Johnson agt Wm P Knapp et al; Ferris, Roeser & Storck (A); Jas Kearney (R); due, \$9,607.50.

47TH st, ss, 311 w 2 av, 19x100.5; Alphonsus L Poole et al agt Wm Weinstock; M S Borland (A); Wm W Pellett (R); due, \$3,063.50.

JAN. 12.

1818T st, ss, 318.5 w Bway, 100x118.11; Pauline P Dinkelspiel agt Jno M Linck Constn Co; Riegelman & Bach (A); Jas M Gorman (R); due, \$22,983.28.

JAN. 13.

No judgments in foreclosure filed this day.

JAN. 15.

Walton av, 432; Jacob Marx agt Harriet Mintz; A O Ernst (A); Phoenix Ingraham (R); due, \$6,917.08.

Mapes av, 2077; Frederic J Stimson agt Giosue Galiani; M S Borland (A); Chas J Leslie (R); due, \$10,195.57.

JAN. 16.

34TH st, ss, 100 w 9 av, 20x98.9; Thos Doyle et al agt Jas M Hanley; Jas F Higgins (A); Geo C Austin (R); due, \$3,-232.50.

JAN. 17.

16TH st, 518-520 E; Abr Zadek agt Serafino Defranco et al; Kantrowitz & Esberg (A); Francis W Pollock (R); due, \$7,732.95.

Commerce st, 33; Albt Berry agt Emma M S Mestaniz; Chas S Taber (A); Norman November (R); due, \$1,059.67.

36TH st, ns, 100 w 3 av, 20x98.9; Cath Traud agt Mary M Raborg et al; Bela D Eisler (A); Saul J Baron (R); due, \$7,313.60.

LIS PENDENS.

Borough of Manhattan.

Longwood av, swc Kelly, 50x100; Amelia Buschmann agt Mamie H McDermott et al; partition; E Miehling, atty.

JAN. 15.

72D st, 42 W; Hoyt Realty & Leasing Co agt Henrietta L Brown; specific per-formance; Herrick, Breckinbridge & Car-ney, attys.

Cannon st, S; Leo Bickel agt Max Swersky et al; partition; S Rasch, atty.

Madison st, 223; Lydia R Rotzoll agt
Annie Shapiro; notice of levy; C H Smith,

Robbins av, ws, 376.11 s Dater, 25x146.11 also KATONAH AV, swc 238th, 100x85; Mortimer M Menken agt Picone Realty Co et al; action to declare deed void; H T Cole, atty.

Essex st, 48; Abr Safir agt Mary O'Neill; action to foreclos mechanics lien; L Rosenberg, atty.

JAN. 16.

Forest av, 859; Bronx Roofing & Water Proofing Co agt Lewis Realty & Constn Co et al; action to foreclose mech lien; J Levy, atty.

J Levy, atty.

Clinton av, es, bet 169th & Jefferson pl.
lot 19; Tax Lien Co of N Y agt Margt
McCabe et al; foreclosure of transfer of
tax lien; W Lustgarten, atty.

Perry av, sec 209th, —x—; Tax Lien Co
of N Y agt Fredk C Thyson et al; foreclosure of transfer of tax lien; W Lustgarten, atty.

236TH st, ss, bet Kepler & Katonah avs,
lot 16; Tax Lien Co of N Y agt Jas Y Watkins et al; foreclosure of transfer of tax
lien; W Lustgarten, atty.

Washington av, ws, 125 s Fletcher, 50x

Washington av. ws, 125 s Fletcher, 50x 150; also MORRIS AV. 2304 to 2308; Henry W Ruppert agt A Warren Constn Co et el; action to set aside deed; Otterbourg, Steindler & Houston, attys.

Cherry st, 421; Saml Rosenblum agt Miles Bradley et al; action to impress lien; W Solomon, atty.

14TH st, 205 E; Chester A Luff agt Danl M Connolly et al; partition; I N Williams, atty.

JAN. 17.

112TH st, 245 E; Alberto De Pompeis agt Clementine De Luisi; action to declare lien; L Schafran, atty.

141ST st, 552-4 W; Minnie R stein agt Jno F Schreyer; specific formance; H Bergman, atty.

JAN. 18.

30TH st, 233 E; Michl McCormick agt Kathryne A Bennett Smith et al; amended partition; J E Kelly, atty.

McLean av, ses, intersec ns 240th, —x 112.2; Wm Coogan agt Jas T Doyle et al; action to foreclose mechanics lien; J I Berry, atty.

STH av. sec 107th, 100.11x100; also 5TH AV. nec 106th, 100.11x100; Jas Dempse Co agt Geo H Earle et al; action to fore close mechanics lien; J P Donellan, atty

Greene st, 213; also 10TH ST, 295 E; People of the State of N Y agt Julius Martinson; notice of levy; E Blumenstiel, atty.

atty.

Grote st, swc Prospect av, 6.4x74.10x irreg; Okke Jacobs agt Denis W Moran et al; foreclosure of transfer of tax lien; H H Ritterbusch, atty.

Schofield st, ns, 50 e land of Geo Byles, runs e 150 to Long Island Sound, xne119 xw—xs119 to beg & property in Seneca County; Vivian W Davis et al agt Addie S Wood et al; partition; O'Neill & O'Neill, attys.

Washington Square West, 37; Gilmore Tompkins, Inc, agt Celestino Piva; Notice of levy; Dittenhoeffer, Gerber & Jame

Washington Square West, 37; Same agt me; notice of levy; Dittenhoefer, Gerber James, attys.

JAN. 19.

15TH st, 352 W; Richd E Thibault Inc agt Frankfort Realty Co et al; action to foreclose mechanics lien; Philbin, Beek-man, Menken & Griscom, attys.

Lexington av, 1553; Morris Morrison agt Rosalie J Greenbaum et al; specific per-formance; B F Feiner, atty. White Plains av, nec 215th, 136.3x56.9x irreg; Hudson Wood Working Co agt Ade-laide Burlando; notice of levy; E H Kelly, atty.

atty.

Lexington av, 1553; Edwin G Greenbaum et al agt Rosalie J Greenbaum; action to restrain, &c; L & A U Zinke, attys.

Baset av, ws, 525 s Saratoga av, 25x 100; Vincenzo Rosanno agt Filippo Capozzolo et al; action to foreclose mechanics lien; V S Lippe, atty.

Southern Blvd., ws, 193.5 s 182d, 139.1 90.1; Jos Avallone agt Peter La Spina al; action to set aside conveyance, &c; S Lippe, atty.

Borough of Brooklyn.

JAN. 11.

Stone av, es, 150 n Sutter av, 25x100;
Jacob Abrahams agt Aaron Kuschner et
al; S Chugerman, atty.

Seeley st, sec 19th, 20x90; John M Fuchs gt S F & S Constn Co et al; Hirsh & ewman, attys.

Bedford av, 514; Frank Geus agt S Graboys (Inc) et al; M A Robinovitch, atty.

Tompkins av, 2, 4 & 6; Anna Bauer agt Sophie Bohnet; specific performance; R J Donovan, atty.

Sophie Bohnet; specific performance; R J Donovan, atty.

Gravesend av. ws. 339.4 n Av O. runs nw 631xn118.4xnw446.10xn298.4 x s e 33.3 x n e 19.3xse558.6xne162.3xse439 to Gravesend av xs266.7xw150xs118xse150 to Gravesend av xs256 to beg; also PLOT bounded on the n by land of S Hubbard, on the e by land of Alex Staatz, on the s by land formerly of the heirs of Altie Stillwell, on the w by land formerly of Geo R Stillwell (excepting one-half of right of way); also 63D ST, nes, at the intersection of the w line of land of Wood, Harmon & Co, runs n.—, w— to 63d xse— to beg; also 24TH AV, nc 64th, runs ne153.4xn— to 63d, xnw—xw—xs— to 64th, xse— to beg; also 64TH ST, ec 24 av, runs se71.5xn— to 24 av, runs sw100xnw—xn— to 64th, xse— to beg; also 64TH ST, ec 24 av, runs sex—xs—xw—xnw— to av xne— to beg; Anthony Gillespie agt Bertha G McLaughlin et al; W S Butler, atty.

Lot 10, on blk 57, on Assessment Map of 9th Ward of the City of Brooklyn; Ramie Bien agt Margt McCormick et al; T J Evers, atty.

Herkimer st, 1290; Jas E Briggs agt dw Friedlander et al; Bloch & Hoffman,

Washington av, ws, 60 s Willoughby av, 20x95; Mary M H Dayton agt Clara N Lamborn et al; S A Dayton, atty.

Flushing av, ns, 125 w Humboldt, 50x 140.2x50.7x132.4; Elizabetha Froehlich agt Arp D Wellbrock et al; Chas Reinhardt, atty.

3D av, 132; Saml Less agt Adolph Sprey tal; G M Moskowitz, atty.

42D st, ns, 280 e 13 av, 20x100.2; Chas S Conklin agt Jos Groveman et al; E J Lud-vigh, atty.

vigh, atty.

Gerry st, ss, 175 e Harrison av, 25x100; Sigmund Bleyer agt Barnett Aronoff et al; Simon Berg, atty.

Wythe av, es, 82 s S 6th, 24x87x24x87.3; Florence M Maynard agt Wm Webb et al; U; Kempton, atty.

Plot begins at its junction with 92d, runs n27, thence along land of Inebriates Home 187 to land of Jno Dickinson xw414 to 92d at the bend xe, or se458 to beg; Wesleyan University of Middletown, Conn, agt Geo H Bressette & ano; E Kempton, atty.

JAN. 12.

60TH st, swc 12 av. 20x100; Jane E Hunter agt C Joshua Epstein et al; H J Davenport, atty.

Rutland rd, ns, 425 w Rogers av, 20x100; Wm F Brown as trste agt Chas G Rey-nolds et al; Butts & Vining, attys.

nolds et al; Butts & Vining, attys.

Bay Ridge av, ns, 80 w 10 av, 20x90; Wm
C Schoenijahn agt Safe Realty Corp et
al; J B Meyenborg, Jr, atty.

Bedford av, nws, 75.6 sw N 12th, 54.5x
100; Ephraim Rudin agt Rialto Realty Co
et al; L & M Blumberg, attys.

Diamond st, 154; Henry Leibowitz agt
Isaac Olinsky et al; specific performance;
Moses Wigder, atty.

E 14TH st. es. 140 s Av II 60x100; David

oses Wigder, atty.

E 14TH st. es, 140 s Av U, 60x100; David acobs agt Adele Dill; J M Peyser, atty.

20TH st. ns, 120 e 6 av, 45x100; Arthur lexander agt Anna M Dossing et al; C A layton, atty.

21ST st, nes, 375 se 6 av, 16.8x100.2; Geo Weber & ano agt Kanturk Realty Corp et al; Burlingame & Sheffield, attys.

Metropolitan av, ss, 750 e Bushwick av (old line), 50x100; Gottlieb Glauber as gdn agt Aaron Ratner & ano; M H Krakower,

atty.

W 13TH st, es, 200 n Av S, 40x100; Eagle Savings & Loan Co agt Fredk W Schuttler et al; J C McLeer, atty.

St Marks av, ns, 255 w Buffalo av, 20x 96; Bond & Mortgage Guarantee Co agt Loriston M Sweet et al; E Kempton, atty.

Pitkin av, ss, 40 w Schenck av, 20x100; Franklin Trust Co agt Clarence W Lyon et al; E Kempton, atty.

Graena av, nec Grand av, 45x100; Jas G.

Greene av, nec Grand av, 45x100; Jas G fleck as trste agt Gertrude S Stratton al; E Kempton, atty.

JAN. 13.

JAN. 13.

Gates av, ns, 156 w Nostrand av, 16x100;
Harriet R Earle agt Emily M Leslie et al;
H C Needham, atty.

West av, ns, from Van Siclen pl to W 3d,
200x125; also VAN SICLEN PL, ws, 100 s
West av, 100x125; Hyman Zenker agt West
Ave Realty Co et al; Saml Wolbarst, atty.

Georgia av, ws, 260 n Hegeman av, 20x
100; Arthur Walker agt Chashe Donin &
ano; to set aside deed; I F Greene, atty.

JAN. 15.

Parkside ter, es, 104.8 n Parkside av, 140x85; Simon Dorf agt Louise Sinnott; to foreclose mechanic's lien; Liebermann & Spira, attys.

Spira, attys.

45TH st, nes, 280 se 15 av, 20x94x20.1x95; cedk H Bange agt Harry S Moul et al; T Griggs, atty.

West av. ns, from Van Sicklen pl to W 3d, 200x100; also VAN SICKLEN PL, w s, 100 s West av, 125x100; Hyman Zenker agt West Ave Realty Co et al; Saml Wolbarst, atty.

Van Sicklen av, nec Glenmore av, 100x 100, excepting certain premises; Germania Savings Bank, Kings Co, agt Wm L Palmer et al; Wingate & Cullen, attys.

S Oxford st, 69-71; Saml Rothaus agt Louis Bevier, Jr, et al; to foreclose mechanics lien; L J Gold, atty.

Martin av se 450 a Nostrand av 25x100;

Myrtle av, ss. 450 e Nostrand av, 25x100; Citizens Trust Co of Bklyn agt Anton Beh-len et al; Jonas, Lazansky & Neuburger, attys.

68TH st. nes, 240.2 nw 14 av, 20x125.1 124.6x20; Title Guarantee & Trust Co as Louise I Melville et al; E Kempton, atty

Ocean av. sws, 300 nw Spruce, 100x100; Saml Love agt Jno Lyons et al; E Kempton, attv.

E 17TH st, es, 140 s Av V, 20x80; Mary Gernon agt Geo F Nies et al; E Kemp-

ton, atty.

E 4TH st, ws, 82.9 n Ft Hamilton Parkway, 20x100; Eunice C Dane agt Cath Conway et al; E Kempton, atty.

Emerson pl. es, 248 s Willoughby av, 50 x66x51.2x62; Geo W Conselyea agt Emma Powers et al; Grim & Brainerd, attys.

Herkimer st, ss, 144 w St Andrews pl, 18x83.7; Oswego County Savings Bank agt Fredk Tarlton et al; Cary & Carroll, at-

Greenpoint av, ns, 61 e Manhattan av, runs e39xn100xw86.8xse112 to beg; Chas R Ross agt Anna A Logan et al; to foreclose mechanics lien; Hatch & Clute, attys.

JAN. 16.

JAN. 16.

41ST st, ss, 300 w 13 av, 20x100.2; Chas U Allen as trste agt Saml Reiter et al; H M Bellinger, Jr, atty.

10TH av, swc Bay Ridge av, 22.6x90; also 10TH AV, ws, 42.6 n 70th, 22.6x90; also 10TH AV, nwc 70th, 20x90; Della W Hill agt Robt M Gillespie et al; McLaughlin & Stern, attys.

Division av. ss. 117.1 e Wythe av. 19.10x 57.11x20.5x62.9; Abr Dank agt Wm Strauss et al; S Rosenthal, atty.

7TH av. nwc St Johns pl. 22x100x21.11x 100; Florence W Cunningham agt Jno T Eagan et al; E Kempton, atty.

Himrod st. ses. 95 ne Irving av.

Himrod st, ses, 95 ne Irving av, runs se 100xne5xse100 to Harman, xnw100xne70xn w100 to Himrod, xsw175 to beg; Mary A Brown agt Robt T McMurray et al; Blandey, Mooney & Shipman, attys.

14TH st, ns, 218.2 e 8 av, 19.8x100; Minnie L Keller agt Jennie C Tegeler et al; Rabe & Keller, attys.

Willoughby av, ss, 177.6 w Marcy av, 18.9x100; Aida Basin agt Abr Wolf & ano; to set aside deed; I M Lerner, atty.

Blake av, nwc Milford, 100x90; Albro J Newton agt L Elwyn Chase as exr et al; Geo V Brower, atty.

10TH av, ws, 20 n Windsor pl, 20x77.10; Margaretha Klee agt Emily G Garrod et al; Burlingame & Sheffield, attys.

STH st, sws, 61 nw 5 av, 32x64; Chas Heitzman Jr agt A W Todebush Co et al; to foreclos mechanic lien; Saml Wacht, atty.

Shepherd av, ws, 91.1 n Atlantic av, 50x 100; Abr Kaplan agt Phoebus Kaplan et al; Bernhard Bloch, atty.
74TH st, nes, 266.10 se 4 av, 20x89.2; Jos Sessa agt Wm H Fleming et al; A F

atty

Tuozzo, atty.

Wythe av, ws, 73.9 s S 10th, 18x50; Mortgage Securities Co of N Y agt Margt F Cocheu et al; H J Davenport, atty.

13TH av, es, 57.2 s 39th, 19x80; Josephine O Borland agt Fannie Sherman et al; Wm F Connell, atty.

Av D, nec E 25th, 20x95; Sophie G Parker agt Virginia L Egbert et al; E Kempton, atty.

Hancock st, ns, 230 e Bedford av, 20x 100; Harriet Dudley agt Tossie M Thompson et al; E Kempton, atty.

Flatbush av, nes, at a stake adjoining land of T Abrams, runs ne342xsw297.1 to Flatbush av xnw169.7 to beg; Title Guarantee & Trust Co agt Hattie Bogart et al; E Kempton, atty.

Greenpoint av, ns, 61 e Manhattan av, 39x100x86.8x112; Chas R Ross agt Anna A Logan et al; to foreclos mechanics lien; Hatch & Clute, attys.

JAN. 17.

Dumont av, ss, 60 e Warwick, 20x90; Wm H Kouwenhoven agt Jacob Margolis et al; Wyckoff, Clarke & Frost, attys. Gates av, nwc Ralph av, 37.6x80; Henry A Baerenklau agt Andw F Engelhardt et al; to foreclose mechanics lien; S Chug-erman, attv.

STH st, ns, 288.9 w 2 av, 100x120 to a basin; also 9TH ST, ns, 288.9 w 2 av, 100x 200 to 8th; Peoples Trust Co agt Wilson & Baillie Mfg Co et al; Wingate & Cullen, attys

Hooper st, nws, 100 sw Bedford av, 89.4 x100; Maurice Borowsky agt Barnet Schapiro et al; specific performance; B Borowsky, atty.

Sky, atty.

Woodbine st, ses, 450 sw Central av, 25x 100; Lawyers Mortgage Co agt Inez D Zarwill et al; Cary & Carroll, attys.

Woodbine st, ses, 475 sw Central av, 25x 100; same agt same; same attys.

Av Q, nwc W 3d, 100x100; Godfrey H Bachman & ano agt Richd P Bentley et al; H J Davenport, atty.

Shenberd av, ws. 150 n Liberty av, 25x 100; Shenberd av, 25x 100; Shenberd

H J Davenport, atty.

Shepherd av, ws, 150 n Liberty av, 25x 100; Chas A Webber agt Thos Curtis et al; C A Webber, atty.

Walworth st, 155; Smyth-Donegan Co agt Rocco Copetelo et al; to foreclose mechanics lien; S A Strongin, atty.

14TH av. 4294; Gustave Rader Co agt

14TH av, 4204; Gustave Rader Co agt Himmelstein & Arker Co et al; Jos Gans,

14TH av, 4206; same agt same; same atty.

atty.

Pitkin av, ss. 50 e Bradford, 25x100;
Home Life Ins Co agt F & C Schmidt Realty Co et al; E Kempton, atty.

Gold st, es, 60.1 n Front, 20x70; North
River Savings Bank agt Constant Schilling
et al; E Kempton, atty.

23D av, ses, 260 sw 86th, 60x96.8; Louis
Russo infant, &c, agt Jno Russo et al;
partition; M P Doyle, atty.

Ross st, ses, 169 sw Marcy av, 31x100;
City Savings Bank of Bklyn agt Fredk
Doscher et al; Woodford, Bovee & Butcher,
attys.

FORECLOSURE SUITS.

Manhattan and Bronx.

JAN. 13.

MacDougal st. 15; also VAN DAM ST, 1 & 3; Farmers Loan & Trust Co agt Wm S McCotter et al; Geller, Rolston & Horan, attys.

Findlay av. sec 165th, 94.7x35; Louise Ebling agt Hadden Realty Co et al; E Cohn & J Levy, attys. JAN: 15.

JAN: 15.

Central Park West, swc 105th, 55.11x100; Geo W Smith agt Margt Morison et al; Olin, Clark & Phelps, attys.

College av, ws. 270 s 169th, 50x85; No Side Savings Bank agt Henry L Harrison et al; G M S Schulz, atty.

Fulton st, es, lot 105, map of Washingtonville, 33x151.4, Bronx; Chas D Edmonston agt Wm W Penfield et al; Carrington & Pierce, attys.

Bronx av, es, 200 n King, 100x90; Theresa Foy agt Nelson Black Constn Co et al; G Squires, atty.

JAN. 16,

136TH st, nec 3 av, 130.5x26.5; Jno B Harrison et al agt Jas T Ferris et al; Stewart & Shearer, attys.

108TH st, 114 E; Fredk Muller et al agt Saml L Wallenstein et al; Rounds, Hatch, Dillingham & Debevoise, atty.

108TH st, 112 E; Fredk Muller et al agt Annie Ruderman et al; Rounds, Hatch, Dillingham & Debevoise, attys.

Dillingham & Debevoise, attys.

Locust av, es, 255 n 138th, runs n260 to cl 2d, xe325 to East River, xs261 to cl 3d, xw364 to beg; Mutual Life Ins Co of N Y agt Robt C Fisher et al; amended; F L Allen, atty.

2D st, sws, lot 42, map of Prospect Hill, Bronx; Warren B Sammis agt Jennie Lyons; W E Sammis, atty.

Gleason av. ns, 75 e Hammond av, 25x 100; Saml McCarthy et al agt Edw L Rosse et al; P A Hatting, atty.

92D st, ns, 94 e 1 av, 40x100.8; Jacob A Geissenhainer et al agt Harris Kahn et al; Norwood & Marden.

White Plains av, nec 215th, 25.10x56.9; also WHITE PLAINS AV, 103; Frances Stepath agt Adelaide Burlando et al; Kelly & Quinn, attys.

16TH st, 427 E; Francis Speir et al agt Eliza Cohn et al; Speir & Bartlett, attys.

Lexington av, 1655; Wm McBrien agt Essex Delancey Co et al; R D Elder, Jr, atty.

JAN. 17.

JAN. 17.

Sec 1, in blks, 264, 223, 224, 225, 226 & 189; sec 2, in blks 317, 318, 319, 323, 328, 189; sec 2, in blks 317, 318, 319, 233, 328, 333, 338, 343, 348, 353, 410, 415, 420, 425, 322, 327, 332, 337, 342, 347, 352, 409, 414, 419, 424, 478, 492, 479, 493, 480, 494, 481, 495, 482, 496, 483, 497, 484, 498, 485, 499, 486, 500, 487, 501, 488, 502, 515, 516, 524, 525, 536, 537, 538, 541, 543, 552, 551, 553, 592, 593, 610, 611, 612, 613, 614, 615, 616, 617, 618, 627, 628, 629, 645, 646, 654, 689, 475, 476, 477, 490, 578, 594, 595, 655, 539, 540, on land map of City of N Y; New York Trust Co agt Metropolitan Street Ry Co et al; Merriil & Rogers, attys.

Mott st, 228; Frank W Burns agt Sam

Mott st, 228; Frank W Burns agt Sam Sobel et al; G B Hayes, atty. S6TH st, 453 E; Emma M Kropf agt Christian Hoffman et al; H C Kudlich,

Unionport rd, es, 125 n Morris Park av, 28.10x117.8x25x103.3; Eliz K Dooling agt Carmela Levoli et al; Knox & Dooling,

water st, ns, 219.3 e Pike sl, 43.8x60x40 x60; Pauline Stern agt Saml Gross, et al; Kendall & Herzog, attys.

Catherine st, es, lots 101, 102 & 103, map of South Washingtonville, Bronx; Lillian G Sullivan agt Maxberg Constn Co et al; M I Falk, atty.

West st, sec Horatio, 109.7x125x irreg; Broadway Savgs Inst of the City of NY agt Jos D Caughey et al; R Kelly, atty.

Main st, es, 26.8 n Grant, 26.8x110; also GRANT ST, ns, 100 w Franklin av, 50x75; Eliz K Dooling agt Dora Jacobs et al; Knox & Dooling, attys.

JAN. 18.

Davidson av, 2463 Harriet D Luyster agt City Realty Co et al; Fuller Prest, attys.

Washington av, 693; West Side Savings Bank agt Jno P McGovern et al; D Mc-Clure, atty.

The av, ws, 75.5 s 15th, 25x100; Ezra P Prentice agt Geo H Pigueron et al; amended; S S Myers, atty.

95TH st, 313 E; Chas W Lane agt Ludins & Romm Realty Co et al; Evins & Venino, attys.

Webster av, nwc 182d, 100.1x100xirreg; Wm J Kuder agt Martha C Hogan et al; J J Rooney, atty.

132D st, ns, 435 w 5 av, —x99.11; Isidore Samuels agt Morris Levey et al; H B Davis, atty.

Clinton av, 1807; Abr Eisenstein agt Wiedhopf Constn Co et al; R Dudensing, Jr, atty.

West st, sec Horatio, 109.7x125xirreg; Broadway Savings Institution of the City of N Y agt Jos D Caughey et al; amended; R Kelly, atty.

Mott st, 196-8; Irving Baum agt Michele Brigante et al; Aronson & Salant, attys.

JAN. 19.

Longfellow av, es, 175 n 172d, 25x100; Isbella D Fowler agt Longfellow Constn Co et al; Gannon, Seibert & Riggs, attys.

Longfellow av, es, 100 n 172d st, 25x100; Danl J O'Connor agt Longfellow Constn Co et al; Gannon, Seibert & Riggs, attys.

130TH st, ns, 250 e 8 av, 18x99.11; Christian Dages agt Michael J Doyle et al; M Drefkoff, atty.

Monroe st, 237-39; Bernhardt Mayer agt Eliza Cohn et al; I S Heller, atty. 163D st, ns, 200 e Washington av, 100x 169.3x100x168.11; Wm H Hall agt Bronx Opera House Co; Sondheim & Sondheim,

152D st, ns, east ½ lot 377; Grace E Brady et al agt Stanley Ginsberg et al; H W Kiralfy, atty.

27TH st, ss, 60 e 8 av, 14.4x51; Elena E Goodale agt Geo F Abel et al; W F Peacock, atty.

Ryer av, 2094; Herbert Muller et al agt Jas S Byrne et al; Cleveland, McLean & Hayward, attys.

Monroe st, 16; Stuyvesant Mtg Co agt buis Alterisi et al; C T Carter, Jr, atty.

Sheriff st, 58; Jno E Schermerhorn et al agt Saml Greenwald et al; G C Kobbe, atty.

BUILDING LOAN CONTRACTS.

Manhattan and Bronx.

JAN. 13.

Cathedral Parkway, ss, 150 w Col av, 100x100; Title Ins Co of N Y loans Old Lyceum Building Co to erect a 6-sty apartment; 13 payments. \$265,000 S2D st, 35-9 W; Sender Jarmulowsky loans Hennessy Realty Co to erect a sty bldg; 10 payments. 90,000

JAN. 15.

Starling av, ss, 50 e Olmstead av, 50x 105; also OLMSTEAD AV, es, 105 s Starling av, 50x100; Central Mortgage Co loans Starling Realty Co to erect a — sty bldg; 3 payments.

Wellmann av, ns, 125 w Mayflower av, 25x100; Elmer A Allen, atty, loans Otto & Lingrid Nilson to erect a 2-sty dwg; — payments.

westchester av, nws, 85 ne Glover, 20x 67.10; Poughkeepsie Trust Co loans Glover Constn Co to erect a 3-sty bldg; 6 payments.

Westchester av, nws, 105 ne Glover, 20x 67.11; Same loans same to erect a 3-sty bldg; 6 payments. 7,000

67.11; Same Poans Shifts (1) 12 (1) 2 (2)

No Building Loan Contracts filed this

JAN. 17.

Houston st, swc Wooster, 50x95; Edgar N Sidman loans Fluri Constn Co; to erect a 12-sty loft bldg; 5 payments. 20,000 Minford pl, ws, 173.10 s Boston rd, 37.6x 100; also MINFORD PL, ws, 248.10 s Boston rd, 37.6x100; Terrain Realty Co loans Stability Realty Co; to erect two 5-sty apartment bldgs; 7 payments. 60,000

JAN, 18.

Beck st, ws, 194.11 n Intervale av, 79.11 x100; Lawyers Title Ins & Trust Co loans Absar Realty Co; to erect a 5-sty apartment bldg; 8 payments.

Hoe av, swc 172d, 25x100; Manhattan Mortgage Co loans Adela M Harrington; to erect a 5-sty apartment bldg; 7 payments.

Hudson st, es, 22.8 n Broome, 41.5x80; City Mortgage Co loans B B Davis Realty Co; to erect a 6-sty mercantile bldg; 7 payments. 55,000

payments. 55,000

Bancroft st, ss, 100 e Hoe av, 40x109; same loans W O Constn Co; to erect a 5-sty apartment bldg; 13 payments. 27,500

Bancroft st, swc Faile, 60x109; same loans same; to erect a 5-sty apartment bldg; 13 payments. 51,500

Bancroft st, ss, 60 e Hoe av, 40x110; same loans same; to erect a 5-sty apartment bldg; 13 payments. 27,500

Bancroft st, sec Hoe av, 60x110; same loans same; to erect a 5-sty apartment bldg; 13 payments. 53,500

JAN. 19.

Tremont av, ss, 31.8 w Morris av, 50.2x 126.9; Title Guarantee & Trust Co loans August Jacob Constn Co; to erect a 5-sty apartment; 8 payments.

24TH st, 200.6 e 6 av, 62x98.9; Metropolitan Life Ins Co loans Rosdorf Co; to erect a 12-sty loft bldg; 9 payments. 305,000

ATTACHMENTS.

Manhattan and Bronx.

JAN. 11.

No attachments filed this day.

Jan. 12.

Altheimer, Martha; Max Altheimer; \$1,100; Moos, Prince & Nathan.

JAN. 13.

No attachments filed this day.

Jan. 15.

Monroe County Water Power & Supply Co; Merkelham & Dunsmore; \$48,958.71; Culver & Whittlesey.

JAN. 16.

Croeniger, Ernest F; Louis Planchon; \$1,095.11; T H Ray.

JAN. 17.

Fitzsimmons, Peter L; Frank J Cassidy; \$472.04; H M V Connelly. Glaser, Gustave; F W Lotz; \$514.46; Wise & Lichtenstein. Lindsay, Jas N; Beatrice Lindsay; \$2,-700; E K Baird.

CHATTEL MORTGAGES

Borough of Brooklyn.

AFFECTING REAL ESTATE.

JAN. 11, 12, 13, 15, 16 & 17.

Applebaum Constn Co. Maple & Nostrand av. Bay Ridge Chandelier Co. Gas Fixtures.

Acme Homes Co. 56th & 7th av. Wm Kerby Co. Ranges.

Brown, A D (Arbuckle Realty Co) Hendrix, nr Dumont av. Columbus Gas Fixture Co.

Brown, Jno H V. 25-7 Boerum pl. M J Shevlin Plumbing Co. Radiators, &c. 326

Cornell Realty Co. 2021-35 86th. West End Gas Fixture Co. 2037-45 86th. West End Gas Fixture Co. 2040 Governell Realty Co. 2057-45 86th. West End Gas Fixture Co. (R) 2040 Duberstein, Fanny & A Anzelowitz. 39th, nr Fort Hamilton av. Hudson Mantel & Mirror Co. (R) 240 M D Constn Co. Nostrand av, nr Tilden av. Abr Weinstein. Oak Doors. 2,016 Safe Realty Corpn. E 37th, nr Flatbush ar. Wm Kerby Co. (R) 330

MECHANICS' LIENS.

Borough of Manhattan.

JAN. 13.

66TH st, 153-5 W; Louis Srsen agt Nathan Mayer & Lewis S Samuels. (120) \$40.00

\$40.00 115TH st, 122 W; Harry F Bowsky agt Lena Henschell. (121) 222.50

JAN. 15.

124TH st, 157-9 W; Arthur S Gaynor Co agt S F Meyers Realty Co, Hotel Viking Co & Jno E Korndall. (122) 206.95
124TH st, 157-9 W; Same agt S F Meyers Realty Co, Jno E Korndall & Hotel Viking Co. (123) 1,000.00

22D st. 105 W; Michl Fogarty agt J L Kesner Co. (124) 2,410.00

Clark st, 16-18; Grossman Bros & Rosenbaum agt Lillian Kellar & Julius Mueller. (126)

Audubon av. 404-12; Jno F Mason agt H G Realty Co, Inc. (127) 45.62

97TH st, 307 E; same agt Wenare Hold-g Co. (128) 60.00 ing Co. (128)

Mulberry st. 187-9; Wm A Thomas Co agt Michele Brigante or Briganti. (129)
566,36

Audubon av. 404-12: North American Wall Paper Co agt H G Realty Co & Henry Guttman. (130) 685.01

Clark st, 16-18; Murtha & Schmohl Co agt Lillian Keher, Jas C Kuhn & Julius Mueller. (131) 1,488.98

Mueller. (131) 1,488.98

125TH st, 66 W; Sol Unger agt Estate of Richd Auchmoty, Henri P Alexander & Verops Co. (132) 114.50

Bowery, 29; Eller Mfg Co agt Marjorie H Blythe (renewal). (133) 299.00

Kingsbridge Terrace, es, 691.3 n Kingsbridge rd, 33x125; Fiore Amama agt Fredk Schill, Anna M Schill & Knochenhauer & Morelli. (134) 814.86

JAN. 16.

Beaument av, 2304; Haskins Boiler Co agt Montefiore Building Co & R V Stev-ens. (135) 63.00

Clark st, 16-18; Clyde F Howes agt Lil-lian Heller & Jno Kaneen. (136) 508.00 2D av, 219; Jno Wilkins agt Eberhard Schneider & Michael Normoyle. (137) 57.00 St Nicholas av, nwc 177th, 94x100; Fiske & Co Inc agt Melvin Realty Co & Greenberg & Cohen. (138) 1,665.00

26TH st, 153 E & Broadway Alley, 3; Otis Elevator Co agt Margt T Johnston & Chas Smith (renewel). (139) 120.89

31ST st, 23 W: National Bridge Works agt Edw Margolies & Margolies Constn Co. (140)

97TH st, 307 E; Jos Cirrito agt Wenare Holding Co & Leo L Wolins Co. (141) 110.00

24TH st, 302 E; Thos J Galligan Inc agt to Wagner & Sol Newberg. (142) 30.00 JAN. 17.

Madison av, nec 66th, 100.5x100; Wm Eckenfelder agt Parkview Co (renewal). (143) 6,831.25

3D av, 875; H M Susswein & Co agt Jos P Groll & Barr & Gruber Inc. (144) 187.27 Morton st, 38-40; Louis Newman agt Marcus Rosenthal & Jno Gianninoto. (145) 71.00

Victor st, es, 100 s Morris Park av, 25x 95; Muglers Iron Works agt Conti Bros. (146).

114TH st, 349 E; E M Magnetti agt Lougi & Madalena Fummo (147) 35.00

Audubon av, nwc 173d, 100x100; Sydney J Friedin agt Latham Realty Co & Anthony Schwoerer, Jr. (148) 655.00 Same prop; Isaac Simons et al agt same. (149) 2,680.00

44TH st, 307 W; Nathan F Goldstein agt Thedford Coal Co & Public Service Build-ing Co. (150) 60.00

Clarke st, 16-18; J Wesly Johnson a Lillian Keller, Jas C Kuhn & Julius M ler. (151) 363

Same prop; same agt Lillian Keller, Jas C Kuhn & Jno A Kaneen. (152) 775.00 Front st, 67-9; Long Island Heating Co agt Preferred City Real Estate Co & A Musica & Son. (153) 775.00

112TH st, 101-5 W; Herman Mosko-witz agt Llewellyn Realty Co. (154) 350.00

La Fontaine av. ws, 112.6 n 178th, 100; Taddio & Izzo agt Weller & Me Realty Co. (155)

Realty Co. (155)

171ST st. ns, 100.2 e 3 av, 55x120; Davis
Bros agt Chas Bjorkegren Inc. (156)
590.20

Burke st, nec Wallace av, 100x100; Standard Plumbing Supply Co agt Madison Constn Co & Alex Basso. (157) 1,089.50

JAN. 18.

Auduben av. nwc 173d, 100x100; Sargent & Co agt Latham Realty Co & Anthony Schwoerer, Jr. (158) 923.69

Hamilton Terrace, 65 to 73; Harry Klein agt Hamilton Terrace Constn Co, Lawyers Mtg Co, Excelsior Saygs Bank, Clementine M Silverman, Harry Cubner, Gertrude Levy & Chas Gross. (159)

125TH st, 319 W; Northrop, Voburn & Dodge Co agt Chas Weisbecker & Borough Trading Co. (160)

23D st, 158 W; Gaetano Tomasulo agt Jas Devaney & Barr & Truber Inc. (162) 518.63

14TH st, 61 W; same agt same. (163) 37.58

Broadway, nwc 96th, 100.11x200; Mas-kell T Lamb agt Broadway & 96th Street Realty Co & Libman Contracting Co. (164)

(164)
3D av, 4431-39; Edw Koscherak agt
Valentine Constn Co & J B Brooks, (165)
40.50

Clark st, 16-18; Metropolitan Artificial Stone Works agt Lillian Keller & Julius Mueller (166) 32.11

3D av, 875; Gaetano Tomasulo agt Peter J Groll & Barr & Gruber Inc. (167) 44.80 127TH st, 228 E; Jos Greenbaum agt Mary E Lawler & Carrie Lehman. (168)

Shakespeare av, ws, 199.11 s 169th, 75x 279; Merchant & Evans Co agt Sacred Heart Roman Catholic Church & James Simpson & Son. (169) 763.76

JAN. 19.

Overington av, es, 225 n Frisby av, 125 x95; Cohn Cut Stone Co agt Pelham Improvement Co. (170) 819.00

Park av, ws, part of lot 26, map of Bassford Estate; Bonser & Dougherty agt Hope Constn Co. (171) 10,200.00 30TH st, 147 E; Jacob Klein agt Henry Russell (renewal). (172) 60.00

Borough of Brooklyn.

JAN. 11.

Bay 35th st, es, 380 s Benson av, 40x 96.8; Garrett Moore agt Francesco Ruggiero. \$565.05

Jackson pl, 19; Meyer Davidoff agt Abr & Libby Frumkin. 350.00

JAN. 12.

Bedford av, 1207; Max Blumberg agt Fisk Rubber Co & Geo F Pawling & Co. 90.00

19TH av, ws, from 62d to 63d, 200x580; Constn Material & Coal Co agt Norton Contracting & Supply Co. 19,111.89 E 9TH st, ws, 160 n Av Q, 20x100; Edw L Shea agt Patk & Annie V Tyrell. 190.20

Bay Parkway, es, 100 n Benson av, 50x 96.8; Fisher & Voorhies agt Alice C Evans & A C Thorp.

Atlantic av, nec Schenck av, 95.3x116.6 x100x124.6; Henry F Gundermann agt Aug & Helena Scholl. 3,219.80

JAN. 13.

Atlantic av, ss, 270 w Albany av, 105x 100; David Smith & ano agt Atlantic Av Const Co, Stanley S De Novens & Antoni Roszkowski. 625.00

Prospect pl, 1771; Abr Karpence agt Annie Shenker. 175.00

JAN. 15.

E STH st, 1947, 1951, 1955, 1959, 1981 & 1983; McElreavy & Hauck Co agt R M Const Co R M Co & Frank Napier. 434.60 Driggs av, 68; Vincenzo Polito agt Mary J Price & Salvatore Boniello. 317.00

J Price & Salvatore Boniello.

Strong pl, 30; Bushwick Parquet Floor
Co agt Estate of Josephine A E Allen, P
G Boulton & Boulton Building Repair Co.

12.00

JAN. 16.

11TH av, ws. 80 n 86th, 60x100; Szemko & Gaydica agt Patk T & Lizzie Hynes. 81.88

Lafayette av, 427; Thos F Brown agt David J & Helen E Stewart & Mechanics Bank. 79.75

Union st, ns, 180 w New York av, 80t 100; Ruegamer & Auer Co agt H C Partridge & Co.

dge & Co. E 19TH st, ws, 320 n Av P, 40x100 Begamer & Auer Co agt W A Gard & Gec 225.00

Block bounded by Eastern Parkway, St Johns pl & Saratoga av (a triangle); Sam Robb agt Massief Building Co & David Toback. 240.00

39TH st, 366; Greenpoint Metal Covered Door Co agt Mary J McGarry, Falkenberg Building Co & Mattie Falkenberg. 120.00

AV Y, ss, 100 w Coney Island av, 120x 100; Fred C Vanderpool agt Wm Wingerath.

Hamburg av, 116-18; Walter Ryan agt Antonio Cacioppo, Gaspare Puccio, Vita Passalacqua, Ignazio Butera, Eliz & Eliz H Meltzer & Guiseppe Flasci. 3,536.00

JAN. 17.

Newkirk av, nwc Bedford av, 34.6x96.11; Julius Mock agt Franklin Const Co. 130.00 63D st, nes, 100 e 18 av, 480x100; Chas Rosiello agt Norton Contracting & Supply Co. 1,675.00

Pacific st, 619-21; Grossman Bros & Rosenbaum agt Louis & Nathan Strauss & Jno & Jas Rabinovitz.

SATISFIED MECHANICS LIENS.

Manhattan and Bronx.

JAN. 13.

²148TH st, 368 W; Renz-Von Schoen Concreting Co agt Geo W Markey Jr et al; Jan9'12. \$1,988.25

al; Jan9'12.

255TH st, 123 E; Michl J Colleran agt
Stuyvesant Wainwright et al; Dec28'11.
613.70

¹Riverside Drive, 220-2; Cassel Frankel et al agt Welfare Realty & Constn Co et al; Dec29'11.

¹Riverside Drive, 220-2; Saml Dietz agt me; Jan2'12. 102.07

¹Riverside Drive, 220-2; Bleeker & Cohen st same; Jan2'12. Riverside Drive, 220-2; Richd E Thibaut, Inc, agt same; Jan3'12.

JAN. 15.

¹Intervale av, nec 167th; Saml Moska lik agt Maria O'Connor et al; Aug30'11

Broadway, 447; David M Oltarsh Iron Works agt Gardner Estate et al; Dec13 250.00

'11.
STH av, sec 110th; Edw Koscherak agt
Eureka Parkway Garage et al; Dec26'11.
15.00

Zerega av, swc Lyon av; Star Fire Proof
Door & Sash Co agt Norbert Robillard et
al; Nov17'11. 270.00

Pier 14, foot Fulton st; Danl J Skelton
agt Brunswick Steamship Co et al; Sept
1'11. 1,000.00

STH av, S50; Rose & Van Buren agt Henry E Eschenbach et al; Jan24'11.

73D st, 250 W; Saml Smith agt Heinrich Stern et al; Dec14'11.

STH av, 850; Harry Rosenbaum Works agt Henry E Eschenbach e Jan30'11. Iron

Riverside dr. sec 148th; Emery Roth agt Audubon Improvement Co et al; Aug 23'11.

³178TH st, ss, 100 w Audubon av; Alfred Peats Co agt Jno Glass Jr Constn Co et al; Feb23'11.

at; Feb23'11. 307.84

Lafontaine av, ws, 112.6 n 178th; Saverio Scalzo agt Welles Meeker Realty Co et al; Dec11'11. 1,095.00

Same prop; Carter, Black & Ayers agt same; Dec21'11. 100.00

Same prop; Oriental Fireproof Sash & Door Co agt same; Dec21'11. 200.00

Door Co agt same; Dec2111.

Hudson st, 503-07; Pietro Criscuolo agt
Greenwich Investing Co et al; Dec12'11.

575.00

Same prop; Reliance Fireproof Door Co st same; Dec15'11. 717.85 agt same; Decl5 11.

141ST st, 119-27 W; Michl McNamara agt
Kramer Contracting Co et al; Jan8'12.

94.50

JAN. 17.

³86TH st, 68-70 E; Frank Cheesman et al agt Putnam Constn Co et al; Jan2'12.

99TH st, 101 W; Max Balik agt Jacob Selig et al; Nov15'11. 34TH st, 163 W; Jno F Barry agt Wm L Sutphin et al; Oct20'11.

78TH st, 52 E; Wm A Thomas Co agt D J Comyn & Co et al; Jan10'12. 194.18 34TH st, 163 W; Purcell & Gilfeather agt Wm L Sutphin et al; Apr27'11. 163.33 Same prop; John F Barry agt same; Oct 20'11. 452.00

Amsterdam av, nwc 156th; Frank Morrell Co agt Audubon Improvement Co et al; Aug21'11.

Same prop; Canton Steel Ceiling Co agt same; Aug24'11.

215.00

10TH av, swc Emerson; Jno Trainor agt Wm N Walker et al; Feb24'11. 105.00 Amsterdam av, nwc 156th; Harlem River Lumber & Wood Working Co agt Audubon Improvement Co et al; Aug23'11.

Same prop; Guarantee Electric Co agt same; Aug23'11.

same; Aug23'11.

*55TH st, 123 E; Michl J Coleman agt
Stuyvesant Wainwright et al; Dec21'11.
613.70

Tremont av, nwc 3 av; same agt Chas Barson et al; Jan10'12. 268.50 H Barson et al; Jan10'12.

Martha av, nwc, 238th; R Vechione & Co agt Philip Melillo et al; Jan12'12.

275.00

¹Wales av, 672-78; Jarcho Bros agt Sarah B Hirschberg et al; Dec15'10. 121.35

JAN. 18.

Washington av. 1170-80; H W Johns Manville Co agt Brook Constn Co; Mar21 '11.

Broadway, swc 29th; Fountain & Choate agt Princess Realty Co et al; Jan6'12.
28,253.00 Riverside dr. nec 94th; Saml Dietz agt Welfare Realty & Constn Co; Jan2'12.

Same prop; Bleecker & Cohen agt same; Same prop; Franklin & Walsh agt same; Dec29'11.

STH av, 795; Morris Zimerman agt J E
Whittaker et al; July7'11. 664.00

3D av, 281; Harry Pinson et al agt Jno
Doe et al; Dec12'11. 630.00

N Moore st, 99-101; Max Schwartz agt
Anna Hoaker et al; Sept19'11. 140.00

121ST st, 224 W; Benj Meltzer agt Kentmore Operating Co; Jan15'12. 34.00

142D st, 102-08 W; Geo H Storm & Co
agt 142d St & Lenox Avenue Co et al; Nov
8'11.

1.

312TH st, 16-20 E; Frank Morell Co agt dila Fitzgerald; Feb23'10.

410.00

3Same prop; same agt same; Feb23'11.

90.00

³Same prop; Frank Angililli agt same; Feb23'10. 157.00 *Same prop; same agt same; Feb23'11.

Same prop; Murtha & Schmohl Co agt same; Feb21'11. 1,298.19
Same prop; Howell & Lawrence agt same; Feb25'10. 1,765.00
Same prop; Jno Laura & Co agt same; Feb26'11. 460.00
Same prop; Jno H Potter agt same; Feb28'10. 1,436.51

Same prop; Maxwell & Dempsey agt ne; Mar2'10. 228.60 me; Mar2'10.

Same prop; F W Devoe & C T Raynolds
agt same; Mar24'10.

Same prop; Nicholas Corcia agt same;
ur24'11.

"Same prop; Jos Tino & Co agt :
"Same prop; Jos Tino & Co agt :
Mar10'11.

Batterson Bros agt r10'11. Same prop; Patterson Bros agt same Apr8'10.

Same prop; Fatterson Bros agt same; 375.00

Same prop; Jos Di Corcia agt same; Jan13'10.

7,519.00

"Same prop; Standard Arch Co agt sam Feb28'10. 7,519. JAN. 19.

10TH st, 232 E; Eichenbaum Bros agt Maylich Breitbart et al; Nov29'11. 180.49 6TH av, 259-61; Otis Elevator Co agt Geo H Dressler Estate et al; Nov15'11.

Prospect av, 653; Chas C Koenig agt Wm Battenfeld et al; June27'11. 12.79 Same prop; same agt same; June27'11.

51ST st, 255 W; Ella D Beckler agt Henry E Eschenback et al; Feb24'11. 50.00

Mulberry st, swc Kenmare; Borough Cut Stone Co agt Michl Brigante et al; Jan12'12. 200.00

Jan 1272. 200.00
²5**TH av, 303-5;** Robt A Keasbey Co agt
Fifth Av Investment & Impt Co et al;
Aug 10'10. 69.40

GTH av, 388-90; National Bridge Works t Mary A Gordon et al; Jan18'12. 557.18

Borough of Brooklyn.

JAN. 10.

³AV Z, ss. — w East 29th, 40x100; Jno Curtin agt Geo & Ellen A Green; Aug 3'11. \$1,930.00

JAN. 11.

SIST st, ss, 270 w 17 av, —x—; R L Williams agt Roscella Realty Co; Nov4'11.

Mermaid av, ns, 24 W West 32d, 189x 100; Christoforo Marrazzo agt McFerran Bldg & Realty Co; Jan11'12. 913.00 JAN. 12.

JAN. 12.

Vernon av, 362; Louis Greenberg agt Aaron L Donner, Chas Hirschant & Isaac & Saml Fleischer; Aug15'11. 86.97

63D st, ns, 100 w 19 av, 580x100; Constn Material & Coal Co agt Norton Contracting & Supply Co; Dec27'11. 985.85

*39TH st, ss, 100 w 4 av, 20x100.2; Paladino & Bro agt Matti Falkenberg & Falkenberg Bldg Co; Dec8'11. 293.16

JAN. 13.

No Satisfied Liens filed this day. JAN. 15.

E 24TH st, es, 175 n Av L, -x-; R L Williams agt Hans Sondergard; Oct7'11. 25.00 JAN. 16.

Union st, 1595-1603; Abendroth Bros agt Norek-Kellner Constn Co; Dec20'11. 220.00 Union st, 1593; Abendroth Bros agt Jno H & Frances C McCafferty & Norek-Kell-ner Constn Co; Dec20'11. 22.00

Union st, 1548; Abendroth Bros agt Chas E Steenwerth & Norek-Kellner Constn Co. Dec20'11;. 44.00

E Steenwerth & 44.00
Dec20'11;.

St Marks av, ss, 200 e Underhill av, 25x
100; Hydraulic Press Brick Co agt Omdall & Kelleberg; Dec21'11.

GTH av, es, from 52d to 53d, 200,4x100; Simonelli Co agt Belinky Constn Co & Ida Belinky; Aug10'11.

Same prop; Thos G Knight Co agt Max
Belinky & Belinky Constn Co; Aug23'11.

3,000.00

Same prop; Morris I Davidson & ano agt same; Aug7'11.

Union st. 1550-6; Abendroth Bros agt Norek-Kellner Constn Co; Dec20'11, 176.00 Siegel st. 70; Knickerbocker Metal Ceil-ing Co agt Fannie Bershatsky & Nass Constn Co; Nov10'11.

¹Discharged by deposit. ²Discharged by bond. ⁸Discharged by order of Court.

ORDERS

Borough of Brooklyn.

Mermaid av, ns, bet W 32d & W 33d, 189x100; McFerran Bldg & Realty Co on Home Title Ins Co to pay Christopher Marrazzo. \$575.00

JAN. 12 & 13.

No Orders filed these days.

JAN. 15.

Sheffield av, es, 460 n Hegeman av, 20x 95; Vladislay & Cecelia Corshenevsky on Fredk J & Emma Heidenreich to pay The Brislin Co. 140.00

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RECORDS SECTION

of the

This section includes all recorded Conveyances, Mortgages, Leases, in the Boroughs of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

Vol. LXXXIX No. 2288

New York, January 20, 1912

(28) PRICE 20 CENTS

BLOCK AND LOT INDEX OF RECORDED CONVEYANCES

The following is the block and lot order of the Recorded Manhattan Conveyances arranged numerically for the current week.

The first figure indicates the official Block number.

The second figure indicates the official Lot number of the property changing ownership.

$\begin{array}{c} 128-17 \\ 139-13 \end{array}$	900-13 906-9	1524-56 2167-32	1891-57 1906-1	2142 pt 1t 58 2154-56
157-4 270-48 283-31	952-3 995-44 999-28	1535-16 1540-37 1544-9	2053-77 2171-12 1907-23½	2176-22 2177-18 & 23
299-32 324-39	1013-21 1026-29-30	$1558-21$ $1562-4\frac{1}{2}$	1917-61 1926-44	WILLS.
328-11 350-69-70	1039-58 1061-40	1584-33 & 38 1585-12	1927-121/2 1934-241/2 1936-47	111-12 372-14
351-45-47 353-44 374-37	1078-26 & 60 1129-14 1153-61	1599-7-8 1600-31-32 1614-3016	1938-5 1947-28	452-13½ 503-42 508-39-41
395-17 400-24, pt lt 26, 29 & 31	1179-34 1200-12	$1614 - 30 \frac{1}{2}$ $1622 - 68$ $1624 - 66$	1986-46 1995-1	761-16 828-22
416-49 430-44 452-41	1208-7½ 1247-1 1253-1	1646-29-30 1652-6 & 38 1655-21	2001 pt 1t 60 2025-26 2039-1	877-30 902-52
524-18 568-23	1258-15, 56 & 58 1261-601/2	1666-30 1667-40 & 41	2050-97 & 103½ 2058-1	1094-36½ 1150-41 1200-41
578-48-49 618-72-73	1295-32½ 1306-42 & 43	1681-9 1686-35	2065-5 2067-2½ 2068-7	1206-20½ 1249-13
$640-56$ $643-67-68$ $731-12 & 12 \frac{1}{2}$	1319-13 1351-23 1381-32½	1723-40 1725-40½ 1730-70	2070-39 2076-1	1331-27-28 1414-46 1452-14
741-45 744-18	1390-11 1391-49	1755-17½ & 64 1757-34	2081-18 2094-42-45	1513-20 1523-70
753-69-70 765-67 767-45	1399-50-51 1411-14 1428-10 & 33½	1768-57 1785-8 1807-331/2	2096-17 & 40 2109-25 2111-64 & 81	1725-20½ 1752-8 1889-20
795-27 & pt 1t 37 809-59	1453-12-13 1468-39	1817-27 1827-32	2115-38 2129-49 & 52	1893-11½ 1907-12
839-31 857-2-3 888-50	1473-34 1483-12 & 40 1513-48	1847-38 1861-8 1880-40	2136-7 & 50 2139-140-142 2141-48	1912-1-4 1960-44 2045-49
893-77				

whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Publie Works.

The first date is the date the deed was The second date is the date of me. When both dates are the drawn. filing same. same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year

the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482—10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A \$20,000—\$30,000 indicates the as-

Residences as dwellings.
All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The number in () preceding the serial number to the right of the date line, at head of this page, is the Index number for the Checking Index.

The Star following name of street or

avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

KEY TO ABBREVIATIONS USED.

(A)—attorney A.L.—all liens ano-another av-avenue admr-administrator admtrx-administrator agmt-agreement -assessed value adi-adjoining. apt-apartment assign-assignment asn—assign atty—attorney

EXPLANATION OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed, omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale.

Sessed value of the property, the first bk—brick B & S—Bargain and Sale.

B. & S—Bargain and decd—deceased
e—East
exr—executor
extrx—executrix
et al—used instead of several names
foreclos—foreclosure
fr—frame
ft—front
individ—individual
irreg—irregular
impt—Improvement
installs—installments
mtg—mortgage
mos—months
mfg—manufacturing
Nos—numbers
n—north
nom—nominal
pl—place
PM—Purchase Money Mortgage.
QC—Quit Claim
R T & I—Right, Title & Interest
(R)—referee
rd—road
re mtg—referee rd—roau re mtg—release ref—referee ref—subordination sobrn—subordination
sl—slip
sq—square
s—south
s—side
sty—story
sub—subject
strs—stores
stn stone
st—street
TS—Torrens Cystem
tnts—tenements
w—west
y—years

y-years O C & 100-other consideration and \$100

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CONVEYANCES.

Conveyances

Borough of Manhattan.

JAN. 12, 13, 15, 16, 17 & 18.

Allen st, 172, (2:416-49) es, 75 s Stanton, 26.6x87.6, 5-sty bk tnt & strs; Morris Silverman to Isaac Langer, 114 1st, & Nathan L Fischer, 142 Rivington; mtg \$23,-000; Jan15'12; A\$20,000-34,000. O C & 100

Attorney st. 155-7, (2:350-69-70) ws, 200 s Houston, 50x100, 1-5 & 1-6-sty bk tnts & strs & 1-4 & 1-5-sty bk rear tnts; Jennie Adler, 107 E 116 to Jennie Jacobs, 540 W 163; QC; Dec11'11; Jan16'12; A\$41,000-61,-500.

Broome st, 195-9, see Suffolk, 59. Broad st, 9, see Broad sec Wall. Broad st, 7, see Broad sec Wall. Broad st, 3-5, see Broad sec Wall.

Broad st, 3-5, see Broad sec Wall.

Broad st, (1:26) sec Wall (Nos 23-5) 15.9 x45.6; also WALL ST, 27 (12), (1:26) ss, 45.6 e Broad, 31.11x56.8x31.11x57.9; BROAD ST 3 & 5 (1:26) es, adj 1st parcel runs e46.4 xn15.9 to ss Wall, (No 25½) xe4.8xs44.8xw 12.3xs0.6xw29 to es Broad, xn41.7 to beg; also BROAD ST, 7, (1:26) es, 57.7 sw Wall runs se29xsw0.6xse11.3xsw12.8 & 17.9 xnw 35 to st, xne29.8 to beg; also BROAD ST, 9, (1:26) es, begins at (No 11) Broad, runs ne along st, 26.3xse35xne17.9xse51.5xsw 14.6xnw0.10xsw11.2xnw81.3 to beg; Declaration by Anthony J Drexel of Phila, Pa, that % of balance of consideration moneys over & above mtgs for \$200,000 mentioned as being paid by him were & are moneys of his two brothers, Francis A & Jos W Drexel and that he holds % parts of above in trust for them, etc; Oct8'72; Jan16'12.

Cannon st, 68-74, see Rivington, 291-3.

Delancey st, 120, (2:353-44) ns, 50 e Escore

Delancey st, 120, (2:353-44) ns, 50 e Essex, runs n70.2xe25.1xs19.2xw0.1½xs51 to st, xw25 to beg, 5-sty bk tnt & strs; Otto H Albanesius to Paul F Stohn at Jersey City, NJ; AT; B&S; Dec9'11; Jan17'12; A \$29,000-35,000.

East Broadway, 147, (1:283-31) ss, 200 w Rutgers, 25x75, 4-sty bk tnt & strs, 1-sty ext; Isser Reznik et al to Pride of Jerusa-lem School, 147 E Bway; mtg \$25,000 & AL; Mayl'11; Jan13'12; A\$21,500-29,000. O C & 100

Goerck st, S2-S, see Rivington, 322-4, on ap 322.

map 322.

Greenwich st. 236, (1:128-17) ws, 27.8 s
Park pl, 22x76.8x21.6x75.5, 5-sty bk loft &
str bldg; Geo H Stege to Chas E Rhinelander, 6 W 32; Jan15'12; A\$18,500-32,000.

O C & 100

Greenwich st, 304, (1:139-13) ws, 22 s Reade, 21.1x74.9x21.6x75.2, 4-sty bk loft & str bldg; Chas E Rhinelander & Matilda F, his wife, to Serena Rhinelander, 14 Washington Sq; Jan11; Jan15'12; A\$15,000-20,000. O C & 100

20,000. O C & 10

Greenwich st, 796, see 12th, 328 W.

Hudson st, 250-2, (2:578-48-49) es, 22.8 n

Broome, runs n41.6xe70xn21.4xe10xs62.1xv
80 to beg, 3-sty bk tnt & strs & vacant

Benj B Davis to B B Davis Realty Co, 43

Washington; mtg \$12,500; Jan12; Jan15'12

A\$24,500-27,000. O C & 10

A\$24,500-27,000. O C & 100

Hamilton ter, 11, (7:2050-97) es, 107.6 n
141st, 17.5x67.6x17.6x66.3, 3-sty & b bk
dwg; Nellie K Howell to Kentmore Operating Co, 99 Nassau; mtg \$7,500; Jan15;
Jan16'12; A\$4,000-8,500. O C & 100

Horatio st, 75-7, (2:643-67-68) ns, abt 160 e Washington, 46x84.4, 2-2-sty & b bk dwgs; Mary Meagher to Chrystie Street House, a corpn, 129 Chrystie; mtg \$16,500; Jan16'12; A\$18,000-20,000. O C & 100

Henry st, 204, (1:270-48) ss, 23.9 w Clinton, 23.9x100, 4-sty bk tnt; Jos Barsky to Rachel Goldman, 220 Henry; mtg \$16,000; Jan16; Jan17'12; A\$18,000-23,000.

Hamilton Ter, 29, (7:2050-103½) es, 272.9 n 141st, 18.6x80.7x18.6x79.4, 4-sty & b bk dwg; Jno O Baker et al, EXRS, &c, Chas T Barney to Alfred W Hoyt, 934 5 av; QC; mtg \$10,000 & AL; Nov15'11; Jan18'12; A\$5,000-14,000.

Ludlow st, 36, (1:310) es, 75 n Hester, 25x87.6; also 5TH ST, 333 E, (2:447) ns, 400 e 2 av, 25x97; re asn rents; Royal Bank of N Y to Abr Goldstein, 69 W 116; Jan11; Jan15'12.

Orchard st, 15, (1:299-32) ws, 55 n Canal 20x50, 4-sty fr bk ft tnt & str; Edw A Weiss to Moritz Weiss, 147 E 82; AL; Jan16; Jan18'12; A\$10,000-13,000. nom Pearl st, 552, see Bway, 326-30.

Rivington st. 322-4 on map 322 (2:324-39, nec, Goerck. (Nos 82-8) 40x81.3, 6-sty bk tnt & strs; Jos Toker to Saml Cantor, 1317 45th, Bklyn; Dec29'11; Jan12'12; A \$28,000-63,000. OC & 100

Rivington st, 291-3, (2:328-11) sec Canon (Nos 68-74) 50x100, vacant; Edw S Clark et al to Abr Michelson at Coytestille, Bergen Co. NJ; B&S, all of; Nov24 11; Jan17'12; A\$50,000-50,000. O C & 100

Rivington st, 291-3; Stephen C Clark to same; ¼ pt; B&S; Nov24'11; Jan17'12.

O C & 100

Suffolk st, 59, (2:351-45-7) swc Broome (Nos 195-9), 75x50, 3-5-sty bk thts & strs; Jos Berkowitz et al to Chas Falkenberg at Spring Valley, NY & Jacob Falkenberg, 1626 Av A; mtg \$83,500; Jan10; Jan12'12; A\$62,000-81,000.

A\$52,000-81,000.

University pl. 64 (32) 2:568-23) ws, 55.1 n 10th, 21.8x105.3x21.7x103.9, 7-sty bk loft & str bldg; Fredk F Graham to Lottie E De Milt at Bayshore, LI, Ella D Ten Broeck, 409 Essex av, Orange, NJ & Aida R De Milt, 15 E 10; mtg \$50,000; Jan15; Jan17'12; A\$33,000-65,000.

O C & 100

Wall st, 25½, see Broad, sec Wall. Wall st, 27, see Broad, sec Wall.

Wall st, 23-5, see Broad, sec Wall, Worth st, 94-8, see Bway, 326-30. Wooster, 179-83, (2:524-18) ws, 100 s Bleecker, 74.8x100x74.5x100, 7-sty bk loft & str bldg; Geron Constn Co to Brown Weiss Realties, a corpn, 63 Park row; mtg \$135,000; Jan17'12; A\$66,000-135,000, nom 2D st, 124 E, (2:430-44) ns, 316.11 e 1 av, 24.8x121.11, 6-sty bk tnt & strs; Jennie Lazarus to Hyman Rosen, 182'Orchard; AL; Jan13; Jan16'12; A\$21,000-46,000, nom 5TH st, 333 E, see Ludlow, 36.

5TH st, 536-8 E, (2:400-24) ss, 183.10 w Av B, 40x96, 6-sty bk tnt & strs; Thos F Grady ref to Nathan Michalover, 304 East Bway & Barnet Michalover, 253 Grand; FORECLOS, Nov28'11; Jan7; Jan16'12; A \$28,000-56,000.

5TH st, 546 E, (2:400-29) ss, 100.11 w Av B, 24.11x96, 5-sty bk tnt; Thos F Grady, ref, to Luis Turtel, 534 E 5; PAR-TITION, Nov28'11; Jan15; Jan18'12; A\$17,-000-23,000.

5TH st, 550, see Av B, 74.

10TH st, 233 E, (2:452-41) ns, 175 w 1 av, 24.6x94.10, 4-sty bk tnt, 2-sty ext; Tillie & Herman E Flisser, EXRS Adolph Flisser to Tillie Flisser, 233 E 10; AL; Jan 16; Jan18'12; A\$17.500-25,000.

12TH st, 328 W, (2:640-56) swc Green-wich (No 796) 23x44, 5-sty bk tnt & strs; Hugh E O'Reilly to Sarah A O'Reilly; mtg \$8,500; Apr5'02; Jan16'12; A\$8,000-13,000.

13TH st. 622 E. (2:395-17) ss. 293 e Av B, 25x103.3, 5-sty bk tnt & strs & 4-sty bk rear tnt; Max Gassman to Adolph Schlesinger, 7 Stanton; mtg \$20,500 & AL; Jan 17; Jan 18'12; A\$14,000-16,000. O C & 100 16TH st. 246 W. (3:765-67) ss. 1020

16; Jan18'12; A\$14,000-16,000. O C & 100

16TH st. 246 W, (3:765-67) ss. 193.6 e 8
av. 25x103.3, 3-sty & b bk dwg; Estate
Bradish Johnson to Richd H Casey, 224 W
49; Jan15'12; A\$12,000-14,000. O C & 100

18TH st. 318 W, (3:741-45) ss. 220.2 w 8
av. 21.11x92, 3-sty & b bk dwg; Morton R
Doremus to Mary C Stewart, 28 St Johns
pl. Bklyn; B&S; Dec11'09; Jan15'12; A\$10,500-13,000. nom

500-13,000.

18TH st. 202 W. (3:767-45) ss, 60 w 7 av, 20x54, 2-sty bk shop; Corinne R Robinson to Midtown Constn Co, 34 Pine; Jan17; Jan18'12; A\$6,500-7,000.

19TH st. 119 W, see 20th, 118 W.

19TH st. 217 E. (3:900-13) nes, 364.6 nw 2 av, 16.9x92. 4-sty bk dwg; Wm M Sullivan ref to Robt C Knapp. 772 Park av; FORECLOS, Dec6'11; Jan12'12; A\$10.000-12,500.

197H st, W. (3:795-27) ns. 253.8 w 6 av, 22.10x92, 10-sty bk str: Annex Realty Co. Simpson Realty Co. 309 6 av; AL; Dec20 1; Jan12'12; A\$160,000-425,000.

20TH st. 337 W. (3:744-18) ns. 300 9 av. 25x92. 4-stv bk tnt & 3-sty bk in rear; Robt L Morrell et al to Bess Siffert. 326 W 22; AL; Jan8; Jan12'1! \$12,000-15,000.

\$12,000-15,000.

20TH st, 118 W. (3:795-pt lt 37) ss, 153.8 w 6 av, runs w100xs184 to ns, 19th (No 119) xe100.8xn63.8xw0.3xn120.4 to beg, 7 & 8-sty bk str; Simpson Crawford Co to Simpson Realty Co, 309 6 av; AL; Dec20 '11; Jan12'12; A\$——\$——.

O C & 100

11; Jan12'12; A\$——\$——. O C & 100

22D st. 13-21 E. (3:851) ns. 425 w 4 av,
145.6x98 9, 12-stv bk loft & str bldg; also
BROADWAY (8:1987) es. extends from
133d to 134th, 199.10x90, vacant; also
BROADWAY, es, extends from 134th to
135th, 199.10x90, vacant; also 98TH ST, (8:1604) ns, 350 e 5 av, 25x100.9, vacant; cancellation of contract, Flemish Realty Co,
128 Bwav to Rebecca Mayer, 23 E 74; Jan
15; Jan17'12. nom

25TH st, 215 E. (3:906-9) ns, 185 e 7, 25x98.9. 5-stv bk tnt; Nitram Realty (Martin F Huberth, 1045 Forest av; m 3,000; Jan12; Jan16'12; A\$12,000-26.500

OC & 100
30TH st, 352 W, (3:753-70) ss, 209.4 e 9
av, 18.4x98.9, 3-sty bk dwg: Knox McAfee,
Jr, to Madoc Realty Co, 1475 Bway: Jan8;
Jan15'12; A\$11,000-13,500. OC & 100

30TH st. 350 W. (3:753-69) ss. 227.8 e 9 av. 18.4x98.9, 3-stv bk dwg; Fidel Bigler to Madoc Realty Co. 1475 Bway; Dec15'11: Jan15'12; A\$10,500-13,000. O C & 100

av, 18.4x98.9. 3-sty to Madoc Realty Co. 1475 Bway; Declo 11. Jan15'12; A\$10,500-13,000. O C & 100

33D st. 453 W, (3:731-12) ns. 146.1 e 10 av. 25.7x39.8x— along cl old Jersey st x 37.7. 3-sty bk tnt: A\$4.500-6,500; also INTERIOR LOT. (3:731-12½) at cl blk bet 33d & 34th & 139 e 10 av. runs s61.4 to cl old Jersey, xe25xn59.4xw25 to beg; vacant; A\$3.000-3,000; Mary A Jones et al heirs David G Jones to Jules S Bache, 8 E 67 & Henry Wollman, 1 W 70: AL: Jan 15: Jan16'12.

33D st. 152 E. (3:888-50) ss, 206.3 w 3 av. 18.9x25. 3-sty bk office bldg: Jos F Gross & ano to Dorothy K Gross, 50 W 77; Jan 16: Jan18'12: A\$7,000-10,000. nom 34TH st, 124 W, (3:809-59) ss, 475 e 7 av. 25x98.9, 4-sty stn bldg & str. 1-sty ext: Isabelle G Watts to David C & Isabelle A Watts. all at 125 E 57; AT; Jan12: Jan13'12; A\$120,000-125,000. OC & 100 37TH st. 15 W, (3:839-31) ns, 320 w 5 av. 25x98.9, 4-sty & b stn dwg: Mary J Cochrane to Gustave Meyer, 8784 Bav 15th, Bklyn: mtg \$62,500 & AL; Jan15'12; A \$100,000-107,500. OC & 100 38TH st. 124 E, (3:893-77) ss, 124.10 w Lex av. 14.8x80.9, 4-sty & b bk dwg: Cor-

\$100,000-107,500. OC & 100

3STH st. 124 E, (3:893-77) ss, 124.10 w
Lex av. 14.8x80.9. 4-sty & b bk dwg: Cornelia H wife & Clarence Martin to Edwin
T Hall, 124 E 38: B&S & C a G; Jan2; Jan
12'12: A\$27.000-68,000. nom
40TH st. 153 E, (5:1295-32½) ns. 63 w 3
av, 37x24.8, 1-sty bk str: Karl F J Seifert
to Maria L Seifert, 678 King av. City
Island; AL; Dec16'11; Jan12'12; A\$8,0009,000.

41ST st, 221 W, (4:1013-21) ns, 275 w av, 25x98.9, 1 & 2-sty bk bldg & st Henry Harburger to Asa G Candler at A lanta, Ga; mtg \$25,000; Jan12'12; A\$38,00 O C & 1

38,000. O C & 100

42D st, 35 W, (5:1258-15, 56 & 58) ns,
364 e 6 av, runs ng20.10 to ss 43d (Nos 3842) xe78xs100.5xw53xx53x5100.5 to 42d xw25 to
beg, with AT to strip 0.6 to 0.6½x—, forming portion of el of 44 W 43, 4-sty stn office & str bldg, 6-sty bk office & str bldg
& 1 & 2-sty bk & stn garages; Milton L
Williams to Pentalpha Realty Corpn, 15
Exchange pl, Jersey City, NJ; ½ pt; AT;
AL; Jan3; Jan15'12; A\$402,000-417,000.
O C & 100

42D st, 35 W, & 43D st, 38-42 W; Saml W Andrews to same; ½ pt; AT; AL; Jan 10; Jan15'12. O C & 100

42D st, 35 W, & 43D st, 3S-42 W; Law-yers Title Ins & Trust Co, TRSTE Naomi M Andrews to same; ½ pt; AT; AL; Jan 11; Jan15'12. 202,000

11; Jan15'12.

43D st, 38-42 W, see 42d, 35 W.

43D st, 122 W, (4:995-44) ss, 267.10 w 6 av, 21.5x100.5, 5-sty stn dwg; Chas F Dellinger EXR, Julia Dellinger to Josephine M S Cugley, 931 Fox; AL; Jan16'12; A\$63,-000-66,000.

67,500

000-66,000.

44TH st, 132 E, (5:1298-49½), ss, 83.8 e
Lex av, 16.4x83, 4-sty & b stn dwg; cautionary notice by Neelar Realty Co, 133-7
W 21; Jan12; Jan13'12; A\$15,000-19,000.
T S

45TH st, 229 E, (5:1319-13) ns, 300 w 2 av, 25x100.5, 5-sty bk tnt & strs; Seal Realty Co to Etta Lazarus, 110 E 116; AL; Jan12; Jan17'12; A\$10,000-20,000.

46TH st, 46 W, (5:1261-60½) ss, 330 e av, 20x100.5, 4-sty & b stn dwg; Sarah, Allen to Arthur Brisbane, 53 W 9; Jan11 Jan17'12; A\$60,000-70,000.

46TH st, 107 W, (4:999-28) ns, 100 w 6 av, runs n100.5xw22xs32.11xsw3xs67.4 to st, xe25 to beg, 4-sty stn tnt & str & 1-sty ext; Leo Rosenberg to Libman Contracting Co, 107 W 46; ½ pt; mtg \$40,000; Jan18'12; A\$30,000-34,000.

A\$30,000-34,000.

4STH st, 507 W, (4:1077) asn rents;
Melvina S Joiner of Hagerstown, Md to
Herman & Jno F Schmonsees, both at 433
W 43, firm Martin & Schmonsees, 627 9
av; AT; Jan16; Jan17'12.

49TH st, 356 W, (4:1039-58) ss, 150 e 9 av, 25x100.5, 5-sty bk tnt; Ralph E Kempner to Irving I Kempner, 44 E 74; ½ pt; mtg \$20,000; Jan15; Jan17'12; A \$15,000-26,000.

49TH st. 509 W, (4:1078-26) ns. 150 w av, 25x100.5, 4-sty stn tnt; Jas E Smit EXR of Edw J Smith & ano, to Martin Hofman, 161 W 36; mtg \$5,000; Jan13; J: 15'12; A\$9,000-16,500.

50TH st, 29-33 E, see Mad av, 451-7.

50TH st, 29-33 E, see Mad av, 451-7.

51ST st, 22-30 E, see Mad av, 451-7.

52D st. 158 E. (5:1306-42) ss, 277.6 e
Lex av, 22.6x100.5, 4-sty stn tnt; Annie J
Bouillon to Mary B Hughes, 344 Convent
av; mtg \$14,000; Jan16'12; A\$12,500-19,000.

C & 100

52D st. 156-8 E. (5:1306-42-43) ss, 256.6 e
Lex av, 43.6x100.5, 2-4-sty stn tnts; Mary B
Hughes to Annie J Bouillon, 344 Convent
av; ½ pt; mtg \$14,000; Jan16'12; A\$24,50037,000.

C & 100

52D st. 414 W. (4:1061-40) ss. 175 w 9

37,000. O C & 100

52D st, 414 W, (4:1061-40) ss, 175 w 9
av, 24x100.5 with AT to strip 1x100 5 adj
on w, 5-sty bk tnt; also PROPERTY at
Mt Vernon, NY; Emma B Matthaeus, 18 S
7 av, Mt Vernon, NY to Louis N Smith, 146
W 2d, Mt Vernon, NY & Adam C Herrmann, 230 Jewett av, Jersey City, NJ, in
trust; Jan5; Jan12'12; A\$12,000-24,000.

58TH st, 357 E, see 1 av, 1065. 62D st, 252 W, see West End av, 54.

64TH st, 127-9 W, (4:1136-21½-22) ns, 245 w Col av, 40x100.5, 2 4-sty & b stn dwgs; cautionary notice by Cordette Realty Co, 133 W 21; Jan12; Jan13'12; A\$26,000-42,000.

42,000. T S
64TH st, 102-6 W, (4:1135-34-36) ss, 25
w Col av, 3 lots, each 19x100.5, 3 4-sty &
b stn dwgs; 3 cautionary notices by Cordette Realty Co, 133 W 21; Jan12; Jan13
'12; A\$45,000-69,000. T S

65TH st. 23 W, (4:1118-16) ns, 362.6 e Col av, 37.6x100.5, 5-sty stn tnt; caution-ary notice by Arenal Realty Co. 137 W 21; Jan12; Jan13'12; A\$30,000-48,500. T S

65TH st E, sec Lex av, see Lex av, 861-3.

66TH st, 65 E, (5:1381-32½) ns, 92 w Park av, 18x100.5, 5-sty stn dwg; Isabella B Tiffany to Jane C P Tiffany; mtg \$28,-000; Mar19'02; Jan15'12; A\$40,000-55,000.

66TH st, 42-6 W, (4:1118-48-50) ss, 375 w Central Park W, 3 lots, each 25x100.5, 3 5-sty bk tnts; 3 cautionary notices by Arenal Realty Co, 133 W 21; Jan12; Jan13 '12; A\$60,000-87,000.

718T st, 517-23 E, (5:1483-12) ns, 273 e
Av A, 100x102.2, 4-sty bk bakery; also 72D
ST, 518 E, (5:1483-40) ss, 298 e Av A, 25x
102.2, 2-sty bk stable; Rosa Herschman et
al to Herschman & Bleier, a corp. 520 E
72: mtg \$95,000; Jan6; Jan15'12: A\$33,00080,000. O C & 100

72D st, 518 E, see 71st, 517-23 E.

73D st, 217 E, (5:1428-10) ns, 235 e 3 av, 25x102.2, 5-sty stn tnt; Mina Benach to Geo M Bruestle, 132 E 23; mtg \$16,500; Jan 11; Jan16'12; A\$11,000-22,000.

32

t,000.

74TH st, 412 E, (5:1468-39) ss, 238 e 1
v, 25x102.2, 6-sty bk tnt & strs; Hyman
Kuhl et al to Jacob Roth, 1182 Washagton av; mtg \$26,450; Jan15; Jan1712;
\$8,000-31,000.

O C & 100

75TH st. 11 E, (5:1390-11) ns, 149 v Mad av, 21x102.2, 4-sty & b bk dwg; Wil ford W Linsly to Loretta L Linsly, 1 W 81 4 pt; B&S; Dec20'11; Jan16'12; A§60,000 66,000. O.C & 10 Mad av, 2 ford W Li ½ pt; B& 66,000

76TH st, 31 W, (4:1129-14) ns, 307.5 e Col av, 20x100, 4-sty & b stn dwg; Anna M Brennen to Lester F Dittenhoefer, 22 W 85 & Lester H Goodkind, 2 W 89; mtg \$28,000; July5'11; Jan12'12; A\$20,000-36,000.

77TH st, 64 E, see 77th, 62 E.

77TH st, 62 E, (5:1391); owned by part; 1st part; also 77TH ST, 64 E, (5:1391) owned by party 2d part; agmt not to sel separately with consent of each other Mary T Best with Annie L Carroll; Aug 11; Jan17'12.

711; Jan17'12. nom
77TH st, 64 E, (5:1391-49) ss, 132.6 e
Mad av, runs e 12.8xs61.1xw0.½xs41xw12.6
xn102.2, 4-sty & b bk dwg, 3-sty ext; Mary
T Best to Annie L Carroll, 64 E 77; Aug1
'11; Jan17'12; A\$16,000-21,000. O C & 100
78TH st, 319-21 D, (5:1453-12-3) ns, 325
w 1 av, 50x102.2, 2-4-sty bk tnts; Frank
G Weiss to Mary Milleg, 335 E 50; mtg
\$32,000; Jan9; Jan12'12; A\$18,000-40,000.
O C & 100

O C & 100

78TH st, 118 W, (4:1149-42) ss, abt 225 W
Col av, —x—, 4-sty & b stn dwg; A\$13,00023,000; also 79TH ST, 150 W, (4:1150-52)
ss, abt 300 e Ams av, —x—, 3-sty & b stn
dwg; A\$12,000-16,000; order of court cancelling instrument recorded July1'08 in
mtgs in L 192 page 214; Annie L Fitz-Gibbon, plff agt Jno A Parker & J A Parker &
Co, defts; Jan12; Jan13'12. court order

Co, defts; Jan12; Jan13'12. court order for the st, 150 W, see 78th, 118 W. 79TH st, 426-30 E, (5:1473-34) ss, 194 Av A, 50x102.2, 6-sty bk tnt & strs; Juliu Marks to Simon Rochelson, 15 E 116; mt \$57,500 & AL; Feb28'11; Jan18'12; A\$22 000-63,000. O C & 10

SIST st, 311 E, (5:1544-9) ns, 200 e 2 av, 25x102.2, 5-sty stn tnt; Lodema A Budlong wid to Jno H Wynn, 686 Sackett, Bklyn; mtg \$24,260 & AL; Jan16; Jan17'12; A\$9,000-21,000.

82D st, 403 E, (5:1562-4½) ns, 80 e 1 av, 26x102.2, 5-sty bk tnt & strs; Margaretha Schadt to Henry F Schadt, 873 Macy pl; ½ pt; AT; mtg \$10,000; Jan15; Jan16'12; A \$8,800-19,000.

\$57H st. 156 E, (5:1513-48) ss, 279.4 w 3 v, 23.10x102.2, 4-sty bk tnt; Mary E Mc-usker to Patk Q Foy, at Jersey City, NJ; L; Jan9; Jan13'12; A\$12,000-16,500.

85TH st, 156 E; Patk Q Foy to Mary E McCusker, 158 E 85; AL; Jani3'12. O C & 100

S5TH st, 357 W, see Riverside dr, 130-3.

S6TH st. 39 W, (4:1200-12) ns, 260 e Col
av, 32.6x100.8, 5-sty stn dwg; Anna Levy
to Isabelle P Harned, 39 W 86; mtg \$120,000; Jan2; Jan16'12; A\$43,000-95,000.
O C & 100

S6TH st, 39 W; Helen D Jenkins to same, QC; mtg \$120,000; Jan16'12. nom SSTH st, 519 E (5:1585-12) ns, 275 e Av A, 25x100.8 5-sty bk tnt; Margt & Alfred Voellmeke EXRS, Franz Voellmeke to Margt Voellmeke, 519 E 88; mtg \$21,000. & AL; Nov22'11; Jan12'12; A\$8,000-21,000.

SSTH st. 519 E; Alfred Voellmeke to same; QC; Nov22'11; Jan12'12. nom SSTH st 519 E; Adolph Voellmeke to same; QC; Nov22'11; Jan12'12. nom

SSTH st, 519 E; Alice Collenburg (Voc meke) to same; QC; Nov22'11; Jan12'

SSTH st 519 E; Margt Rogge (Voellmeke) to same; QC; Nov22'11; Jan12'12. nom
SSTH st, 534 E, (5:1584-33) ss, 146 w
East End av, 25x100.8, 5-sty bk tnt; Margaretha Schadt to Henry F Schadt, 873
Macy pl; ½ pt; AT; mtg \$14,000; Jan15;
Jan16'12; A\$8,000-21,000. nom
SSTH st 524 E, (5:1584-32) 83

SSTH st, 524 E, (5:1584-38) ss, 271 w East End av, 25x100.8, 5-sty bk tnt; Margt Schadt to Henry F Schadt, 873 Macy pl; ½ pt; AT; mtg \$7,600; Jan15; Jan16'12; A \$8,000-21,000.

S9TH st, 225 E, (5:1535-16) ns, 200 v av, 25x100.8, 5-sty bk tnt; Pauline Sh man to Alice Rochelle, 417 E 68; mtg \$ 000; Oct5'11; Jan18'12; A\$10,000-22,000.

94TH st, 69 W, (4:1208-7½) ns, 160 e Col av, 20x100.8, 3-sty & b stn dwg; Sallie Julian, 235 W 75 to Fredk F J Hatcliffe, 136 W 103; Jan15; Jan16'12; A\$13,500-20,-000.

94TH st, 69 W; Fredk F J Hatcliffe to Henry Mayer, 251 W 92; mtg \$18,000; Jan 15; Jan16'12. O C & 100

94TH st W, nec Riverside Dr, see Riverside Dr, 220.

95TH st, 220 E, (5:1540-37) ss, 273.9 w 2 av, 25x100.8, 5-sty bk tnt; Gella Markowitz to Amelia Bach, 1410 Av U, Bklyn; mtg \$15,000 & AL; Jan12; Jan13'; A\$9,-000-18,000.

95TH st; 335 E, (5:1558-21), ns, 110 w 1 av, 30x100.8, 5-sty bk tnt; Bronx Invest-ing Co to Robt Smolka, 242 E 79; mtg \$26,910 & AL; Jan5; Jan12'12; A\$10,000-27,-000. O C & 100

96TH st, 138 E, see Lex av, 1486. 97TH st, 234 E, see 97th, 232 E.

97TH st, 232 E, (6:1646-30) ss, 460 e 3 av, 25x100.11, 4-sty stn tnt & strs; A\$9,000-16,000; also 97TH ST, 234 E, (6:1646-29) ss, 100 w 2 av, 25x100.11, 4-sty stn tnt & strs; A\$9,000-16,000; Jacob Falkenberg et al to Jos Berkowitz, 627 Bedford av, Bklyn & Solomon M Landsmann, 232 Broome; mtg \$16,000; Jan10; Jan12'12, O C & 100

97TH st, 108 E, (6:1624-66) ss, 150 e Park av, 25x100.11, 5-sty stn tnt; Wm R De Lano ref to Jno J Mahoney, 51 W 94; FORECLOSED & drawn, Jan17'12; A\$11,-000-25,000.

98TH st E, ns, 350 e 5 av, see 22d, 13-

21 E.

102D st, 207 E. (6:1652-6) ns, 130 e 3 av, 25x100.11, 5-sty bk tnt & strs; Elise Boyd to Lena Kannensohn, 1329 5 av; QC; mtg \$21,000; Jan1; Jan15'12; A\$10,000-22,000.

O C & £00

103D st, 222 E, (6:1652-38) ss, 255 e 3 av, 25x100.9, 4-sty bk tnt; Jennie wife of & Susil Karlinsky to Rebecca wife Max Kessler at Newark, NJ; mtg \$12,000; Jan 12; Jan17'12; A\$10,000-15,000.

105TH st, 253 E, see 2 av, 2047. 106TH st, 300 W, see West End av, swc

106TH st. 153 W, (7:1861-8) ns. 175 e Ams av, 25x100.11, 5-sty bk tnt; Jno S Kelly to Arthur B Kelly, 42 W 106, GDN Genevieve M Boswell; ½ pt; AT; Dec20'11; Jan15'12; A\$17,000-28,005.

Jan15'12; A\$17,000-28,006.

108TH st. 207-9 W, (7:1880-25) ns, 250 w
Ams av, 50x100.11, 5-sty bk tnt; Max
Thorn to Thomax Realty Co, 28 W 27; mtg
\$52,000; Jan4; Jan13'12; A\$35,000-64,000.

O C & 100

108TH st, 71 E, (6:1614-30½) ns, 136 w Park av, 17x100.11, 4-sty stn tnt; Julia Emmerich to Henry Kelly, 70 Middagh, Bklyn; mtg \$7,750; Jan15; Jan16'12; A\$7,-500-11,000.

00-11,000.

109TH st. 317 E. (6:1681-9) ns. 201 e
v, 24x100.11, 5-sty bk tnt & strs & 2-st
k rear tnt; Bertha Kaufmann to Jona
7eil, 21 E 82 & Bernhard Mayer, 41
2; B&S; AL; Jan16'12; A\$7,500-15,000.
OC & 10

109TH st, 210 W, (7:1880-40) ss, 180.6 w Ams av, 39.6x100.11, 5-sty bk tnt; Max Thorn to Thomax Realty Co, 28 W 27; mtg \$50,000; Jan4; Jan13'12; A\$27,300-51,000. O C & 100

111TH st, 112-6 W, (7:1820-42½-44) ss, 133.9 w St Nicholas av, 52x100.11, 3 3-sty & b bk & stn dwgs; cautionary notice by Cordette Realty Co, 133 W 21; Jan12; Jan 13'12; A\$31,200-39,000.

113TH st, 326 W. (7:1847-38) ss, 70 e Manhattan av, 16.8x100.11, 3-sty & b bk dwg; Francis M Jencks to Jessie M Parker, 326 W 113; C a G; Jan8; Jan17'12; A\$9,500-10,500. O C & 100

A\$9,500-10,500. OC & 100

115TH st. 336 E, (6:1686-35) sws, 200 nw
1 av, 25x100.10, 4-sty bk tnt & strs; Leah
Cohn to Bertha Robinson at Kensington
Gardens, Far Rockaway, B of Q; mtg
\$14,000; Jan 8; Jan 16 '12; A\$9,000-17,000.

115TH st, 75-9 W, (6:1599-7-8) ns, 125 e Lenox av. 50x100.11, 3 3-sty & b stn dwgs; also GRAHAM SQ, (9:2527) es, abt 575 n Lawrence av, 25x100; also LIND AV, (9:2527) ws, 352.6 n Lawrence av, 175x100, vacant; Abr H Feuchtwanger EXR Meyer Feuchtwanger to Feuchtwanger Ex, Inc, a corpn, 20 Vesey; Jan5; Jan15'12; A\$30,-000-34,500.

115TH st, 75-9 W; also GRAHAM SQ, (9:2527); Abr H Feuchtwanger et al, heirs, &c, Meyer Feuchtwanger to same; Jan5; Jan15'12. O C & 100

Jan 15 12.

116 TH st, 7-9 W. (6:1600-31-32) ns, 88.6 w 5 av, 54.6x100.11, 2-5-sty bk tnts & strs; Saml & Abr Bienenzucht to Alex H Pincus, 301 W 108; mtg \$18,000; Jan 15; Jan 16:12; A \$41,500-78,000.

Jan16'12; A \$41,500-'18,000. nom 117TH st, 4 Ep. (6:1622-68) ss, 110 e 5 av, 37.6x100.11, 6-sty bk tnt & strs; Annie & Martha Emmerglick to Minnie Crook, 244 W 112; 1-7 pt; mtg \$48,500 on whole; Dec 26'11; Jan15'12; A\$21,000-51,000. nom

117TH st, 242 E, (6:1666-30) ss, 160 w 2 av, 25x100.11, 4-sty bk tnt; Eclipse Bldg & Operating Co to Howard T Cole, 906 St Johns pl, Bklyn; mtg \$16,000; Jan15; Jan16 '12; A\$10,000-15,500. O C & 100

118TH st, 212-4 E, (6:1667-40 & 41) ss, 175.5 e 3 av, 37.6x100.5, 2 3-sty & b stn dwgs; Benj E Freed to Gault Realty Co, 170 Bway: mtg \$17,500; Nov8'11; Jani2'12; A\$15,000-19,000.

120TH st, 215 E, (6:1785-8) ns, 175 e 3 av, 20x100.10, 4-sty bk tnt & str; Bert Cohen, ref, to Wm Weis, 159 E 121; FORECLOS, Oct16'11; Jan17; Jan18'12; A \$8,800-12,500.

120TH st, 303 W, (7:1947-28) ns, 100 w av, 25x100.11, 5-sty bk tnt; Deana G Ep-ein to Sarah Rothman, 70 W 114; mtg 3,325 & AL; Jan16; Jan17'12; A\$12,000-

120TH st, 436 E, (6:1807-33½) ss, 191.8 w Pleasant av, 16.8x100.11, 2-sty & b fr dwg; Harriet J Zittel to Chas O Saxton, at Meriden, Conn; Alice M Joyce, Providence, RI; Wm B Bodge, at Westwood, NJ; Laura B White, 418 Clermont av, Bklyn; Marry E Taylor, 429 Lafayette av, Bklyn; Minnie A Way, 6 Candace av, Jamaica, NY, & Daisy S Robinson, at Rockville Centre, LI; QC; Jan2; Jan18'12; A \$4,000-5,000.

121ST st, 163 W, see 7 av, 2021.

121ST st, 249 W, (7:1927-12½) ns, 289 e 8 av, 18x100.11, 3-sty & b stn dwg; Jno Hunter, Jr, (ref) to Central Trust Co of N Y, TRSTE Cath L Farrington, now Standish, under will Jas F W Lanier; RS \$12; FORECLOSED & drawn June22'99; Jan17'12; A\$11,000-12,500.

121ST st, 224 W, (7:1926) ss, 250 w 7 av, 18x100.11; re asn of rents, recorded Oct20 '11; Philip Sugerman et al firm Royal Co of NY to the Kentmore Operating Co, 125 W 117; Jan15'11 (?) meant for 1912; Jan 16'12.

121ST st, 518 E. (6:1817-27) ss, 208 e Pleasant av, 17x80, 3-sty & b bk dwg; Wells Holding Co to Robt J Moorehead, 415 E 140; Jan11; Jan16'12; A \$3,500-4,500. O C & 100

121ST st, 224 W, (7:1926-44) ss, 250 v av, 18x100.11, 5-sty bk tnt; Kentmore of erating Co to Nellie K Howell, 734 Nich av; mtg \$14,000; Jan15; Jan1612, \$11,000-16,000.

122D st, 115 W, (7:1907-23½) ns, 195 Lenox av, 19.11x100.11, 3-sty & b stn dwy. Thos F Grady, ref, to Max Kobre, 43 123; PARTITION, Nov28'11; Jan15'12; \$12,000-21,000.

126TH st, 2 W, see 5 av, 2040. 127TH st W, nec Riverside dr, see Riverde dr, 550.

12STH st, 4 W, (6:1725-40½) ss, 92.6 w 5 av, 17.6x99.11, 3-sty & b bk dwg; Mary W Davidson to Parker C Palmer, at Ossining, NY; mtg \$12,000 & AL; Jan2; Jan15'12; A \$8,000-15,000.

128TH st. 213 W (7:1934-24½) ns, 166.8 w 7 av, 16.8x99.11, 3-sty & b stn dwg; Wells Holding Co, 159 W 125 to Robt J Moorehead, 413 E 140; mtg \$10,000; Jan11; Jan16'12; A\$8,300-10,000. O C & 100

Jan16'12; A\$8,300-10,000. O C & 100

131ST st, 234 W, (7:1936-47), ss, 425 e 8
av, 25x99.11, 2-sty fr dwg; Phelan Bldg
Co to Richd C Allez, 162 W Kingsbridge
rd; mtg \$7,500; Jan12; Jan13'12; A\$12,00013,000. O C & 100

13,000. O C & 100

131ST st, 16 E, (6:1755-64) ss, 200.11 w
Mad av, 18.2x99.11, 3-sty & b stn dwg;
Rockwall Constn Co to Stephen McCormack, 2030 Mad av; mtg \$6,500; Jan15;
Jan17'12; A\$7,500-9,000. O C & 100

132D st, 2S1 W, (7:1938-5), ns, 100 e 8
av, 16.8x99.11, 3-sty & b stn dwg; Standish
Chard, ref, to Louise F Runk, 165 W 58, &
Geo Jeremiah, 202 W 74, TRSTES Thos F
Jeremiah, decd; FORECLOS, Nov14'11; Jan
12; Jan13'12; A\$8,000-10,500. 10,500

132D st, 554 W, (7:1986-46) ss, 325 w
Ams av, 25x99.11, 5-sty bk tnt; Geo De
Vries to Tillie Jalonack, 3151 Bway; mtg
\$23,000; Jan13; Jan16'12; A\$10,000-23,000.
nom

133D st, 172 W, see 7 av, 1840.
133D st W, nec Bway, see 22d, 13-21 E.
134TH st, W, nec Bway, see 22d, 13-21 E.
134TH st W, see Bway, see 22d, 13-21 E.
135TH st W, see Bway, see 22d, 13-21 E.
135TH st W, see Riverside Dr, see Rivside Dr, 575.

Ams av, 100x99.11, 6-sty bk tnt; Wm M Moore Const Co to Eliphalet L Davis, 249 W 22; mtg \$135,000; Jan15; Jan16'12; A \$40,000-P43,000.

139TH st. 510-6 W, (7:2070-39) ss. 150 w Ams av, 100x99.11, 6-sty bk tnt; Eliphalet L Davis to Solomon L Pakas, 50 W 77: mtg \$151,000; Jan15; Jan16'12; A\$40,000-E 43,000. O & 100

43,000.

139TH st, 209 W, (7:2025-26) ns, 137.5 w
7 av, 19.2x99.11, 4-sty bk dwg; Mary A
Post to Abr S Bernstein, 57 2 av; mtg \$10,000 & AL; Jan12; Jan18'12; A\$9,000-15,000.
O C & 100

141ST st, 477 W, see Ams av, 1641-59. 142D st, 478 W, see Ams av, 1641-59. 144TH st W, nec Bway, see Bway, 3520-

148TH st, 628-32 W, see Riverside dr,

149TH st W, (7:2096-17) ns, 160 w Bway runs n99.11xw193.8 to es Riverside dr (No 720) xs102 to ns, 149th, xe173.1 to beg, 6 sty bk tnt; A Feldmann Constn Co t Andw Jackson Holding Corp, 135 Bway B&S; AL; Jan12'12; A\$70,000——. O C & 10 O C & 100

149TH st, 533 W, (7:2081-18) ns, 367 w Ams av, 16x99.11, 3-sty & b stn dwg; Clara C Luyster to Arthur McConnell, 161 W 84; mtg \$5,000; Jan15'12; A\$7,600-12,500.

no 150TH st, 477 W, (7:2065-5) ns, 100.8 Ams av, runs n44.3xw0.8xn55.8xe25xs99.3 to st, xw24.4 to beg, 1-sty bk laundry; W. Sullivan ref to Hamilton Holding C 149 Bway; PARTITION, Dec6'11; Jan12'1 A\$8,500-8,800.

A\$5,300-5,800.

150TH st, 608-10 W, (7:2096-40) ss, 1
w Bway, 130x99.11, 6-sty bk tnt; Nan
Krakower to Arthur J Bendick, 11
Bway; B&S; Jan16'12; A\$53,000-P78,000.

153D st, 299 W, see 8

153D st, 461 W, (7:2068-7) ns, 156 e Ams av, 19x99.11, 3-sty & b stn dwg; Jennie A Harriot to Jos M Bleyer, 461 W 153; mtg \$12,000 & AL; Jan17; Jan18'12; A\$6,800-

15,000. nom

15STH st, 611 W, (8:2136-7) ns, 150 w
Bway, runs n115xw75xs97.7 to es Riverside Dr (No 810) xs23.3 to ns 158th xe59.7
to beg, 9-sty bk tnt; Dyckman Estates Co
to The Security Bank of NY, 1 E 14; mtg
\$245,000 & AL; Sept9'11; Jan18'12; A\$46,000-266,000. O C & 100

160TH st, 430 W, (8:2109-25) ss, 111.4 e
St Nicholas av, runs s50xe1xs50xe17xn100
to st xw18 to beg, 3-sty & b bk dwg;
Chester A Glass, heir, &c, Clara H Glass,
to Emma A Glass & Mary E Carter, both
at 430 W 160; ½ pt; AT; mtg \$2,500; Jan8;
Jan15'12; A5,700-11,500.

162D st W, nwc Bway, see Bway, 3883.
163D st W, nwc Bway, see Bway, 3883.
163D st Say W (8:2122) "The St Ermins;" asn rents to Jan15'13; Comfor Realty Co to Chas Berlin, 522 W 157; Jan18'12.

165TH st, 451 W, see Colonial Pkway, nwc 165.

nwc 165.

16STH st, (8:2112), from Ams av to Jumel pl; petition & order appointing Henry Brady, 262 W 23; Jas W Hyde & Wm T Sabine, Jr, 55 Liberty, as commrs of estimate & assessment; Jan15; Jan18'12.

court order

169TH st W, nec Haven av, see Haven 7, nec 169.

171ST st W, (8:2142-pt lt 58) ns, 100
Ft Washington av, 279.lx95, vacant; Jno
Baker et al, EXRS, &c, Chas T Barney, t
Alfred W Hoyt, 934 5 av; QC; Nov15'1.
Jan18'12; A\$——\$——.

172D st, 601 W, see St Nicholas av, 1241-

177TH st, W, nwe Ft Wash av, see Ft

178TH st W, swe Ft Wash av, see Ft Wash av, swe 178.

Wash av, swe 178.

179TH st, 714 W, (8:2176-22) ss, 125 e
Ft Washington av, 50x92.6, 5-sty bk tnt;
mtg \$55,000 & AL; A\$ = ; also FT
WASHINGTON AV, (8:2177-18) nwe 177th,
127.8x100, 6-sty bk tnt; mtg \$210,000 &
AL; A\$ = ; Hargood Realty & Constn Co et al to Harry Goodstein Realty Co,
160 Bway; Jan10; Jan17'12. O C & 100
182D st, 551 W, (8:2154-56) ns, 325 e St
Nicholas av, 25 to ws Audubon av (No
340) x79.9, vacant; Samson Lachman et al
to Chas Weinberg, 171 W 71; ½ pt; mtg
½ of \$5,000; Jan12; Jan13'12; A\$11,000-11;
000. O C & 100
182D st, 551 W, (8:2154-56) ns, 325 e St

182D st, 551 W, (8:2154-56) ns, 325 e St Nicholas av, 25 to ws Audubon av (No 340) x79.9, vacant; Emanuel Alexander to Sam-son Lachman, 313 W 106 & Abr Goldsmith, 50 W 75; ½ pt; mtg \$5,000; Jan12'12; A \$11,000-11,000.

Av B, 72, see Av B, 70.

Av B, 66, (2:400-35) ws, 64.1 s 5th, 16.2x 73.9, 4-sty bk tnt & str; Thos F Grady, ref, to Jacob Fish, 370 E 8; PARTITION, Nov 28'11; Jan16; Jan18'12; A\$11,000-14,000.

Av B, 68, (2:400-34) ws, 48.2 s 5th, 15.11 x73.9, 4-sty bk tnt & str; Thos F Grady, ref, to Jacob Fish, 370 E 8; PARTITION, Nov28'11; Jan16; Jan18'1z; A\$11,000-14,000.

Av B, 70, (2:400-33) ws, 32.6 s 5th, 15.8x 73.9, 4-sty bk tnt & str; A\$11,000-14,000; also AV B, 72, (2:400-32) ws, 16.7 s 5th, 15.11x73.9, 4-sty bk tnt & str; A\$11,000-14,-000; Thos F Grady, ref, to Jacob Fish, 370 E 8; PARTITION, Nov28'11; Jan16; Jan18

12. No 70 for 18,600 & No 72 for 22,000 Av B, 74, (2:400-31) swc 5th (No 550), 16,7x73.9, 4-sty bk tnt & str; Thos F Grady, ref, to Jacob Fish, 370 E 8; PARTITION, Nov28'11; Jan16; Jan18'12; A\$16,-000-20,000.

Av D, 49-51, (2:374-37) ws, 63 s 5th, 44 x80, 6-sty bk tnt & strs; Jno H Judge ref to Bertha Halpron, 53 Lenox av; mtg \$42,-000 & AL; FORECLOS, Jan10; Jan11; Jan 16'12; A\$30,000-55,000.

Amsterdam av, 1865, (7:2067-2½) es 138.11 s 153d, 19.6x100, 3-sty bk tnt & str Wm M Sullivan ref to Tilmil Realty Co 309 Bway; PARTITION, Dec6'11; Jan12'12 A\$12,000-14,500.

Amsterdam av, 1865; Tilmil Realty Co to Jos Garfinkel, 1865 Ams av; mtg \$11,000; Jan12'12.

Audubon av, 340, see 182d, 551 W.

Addubon av, 340, see 182d, 551 W.

Audubon av, 340, see 182d, 551 W.

Amsterdam av, 2264, see Ams av, 2260.

Amsterdam av, 2143, (8:2111-81) es, 50 n
166th, 37.6x100, 5-sty bk tnt & strs; Jos B
O'Neill to Michl Tiernan, 1420 Shakespeare
av; B&S & C a G; mtg \$39,000; Aug31'11;
Jan13'12; A\$21,000-46,000. O C & 100

Jan13'12; A\$21,000-46,000. O C & 100

Amsterdam av. 2260, (8:2129-52) nwc
172d (No 501), 41x100, 5-sty bk tnt & str;
A\$30,000-65,000; also AMSTERDAM AV,
2264, (8:2129-49) ws, 78.6 n 172d, 37.6x100,
5-sty bk tnt & strs; A\$21,000-45,000; Louis
Rosenberg et al to Reservoir Realty Co,
501 W 172; mtg \$85,000; Dec30'11; Jan13'12.

501 W 1/2, meg v. 1641-59, (7:2058-1) sec 142d (No 478) runs e30xs99.11xe5xs99.11 to ns 141st (No 477) xw35 to es of av, xn 199.10 to beg, 7-sty bk tnt & strs; Geo F Picken to Audubon Impt Co, 974 St Nich av; ½ R T & I; mtg \$170,000 on whole; Jan15; Jan16'12; A\$65,500-153,500.

O C & 100

Amsterdam av, 1641-59; Audubon Impt Co to Max Marx, 419 Convent av; ½ pt AT; AL; Jan15; Jan16'12.

Amsterdam av. 1944-6, (8:2115-38) ws. 52.11 n 156th, 46.11x125, 6-sty bk tnt & strs; Isaac Goldowitz to Martha W Weill, 8 Van Nest pl; B&S & C a G; mtg \$80,000 & AL; Sept11'11; Jan18'12; A\$

Broadway, es, abt 64.5 n 185TH, see Wadsworth av, ws, 60.2 n 185.

Broadway, sec 135th, see 22d, 13-21 E. Broadway, sec 134th, see 22d, 13-21 E. Broadway, sec 134th, see 22d, 13-21 E.

Broadway, 326-30, (1:157-4) ses, 30.3 sw Worth, runs sel00xne30 to ss Worth (Nos 94-8), xse75xsw180 to ns Pearl (No 552), x nw25xne75xnw150 to Bway xne75 to beg, 5-sty stn str; Augustus D Juilliard et al EXRS, &c, Jos H Weller to Jas N Jarvie, at Montelair, NJ; ¼ pt; Jan2; Jan17'12; A \$580,000-725,000.

Broadway, nec 133d, see 22d, 13-21 E.

Broadway, 326-30; Whiting Arnold EXR. &c, Eliza Arnold to same; ½ pt; Jan17'12. O C & 10,000

Broadway, 326-30; Lillian W Tompkins et al, heirs, &c, Jos H Weller to same; 4 pt; Jan2; Jan17'12. nom

Broadway, 326-30; Tefft, Weller Cosame; ART & 1 to 4 pt & AT in whol Jan17'12.

RECORD AND GUIDE

Jan17'12. O C & 10,000

Broadway, 3520-8, (7:2076-1), nec 144th, 99.11x100, 6-sty bk tnt & strs; Blervie Hall Co to Morris Schinasi, 351 Riverside dr; mtg \$185,000; Jan10; Jan17'12; A\$117,000-243,000. O C & 100

O C & 100 Broadway, 3883, (8:2137) nwc 162d, "The New Castle;" asn rents to Jan15'13; Com-fort Realty Co to Chas Berlin, 522 W 157 Jan17; Jan18'12.

Jan17; Jan18'12. nom

Bennett av, (8:2180-468 & 486) es, abt 525 n 187th; also begins 8,990.9 n from ss 155th & 2,461.6 w from es 10 av, runs nw 137.5xe264.9 to es Bennett av xs37.3xe100.3 xs100xw372 to beg, except pt for av, vacant; Osher Gordon et al to Bennett Av Holding Co, at Thiells, Rockland Co, NY; AL; Jan17; Jan18'12. O C & 100

Bennett av, (8:2180) ws, plot begins 9,088.2 n from ss 155th & 2,461.6 w from es 10 av, runs n40xe204.9 to ws Bennett av xs40xw207 to beg; Bennett Av Holding Co to Ernestine Beinfield, 601 W 174; AL; Jan17; Jan18'12. O C & 100

Bennett av, (8:2180) ws; same prop; re

Bennett av. (8:2180) ws; same prop; re mtg; Osher Gordon to same; QC; Jan17; Jan18'12.

Colonial Parkway, (8:2111-64) nwc 165th (No 451) runs n80.9xw116.5xs21.1xnw10.1x s59.11 to st, xe140.3 to beg, 6-sty bk tnt; Jno T McGovern ref to Woodmont Realty Co, 135 Bway; FORECLOSED & drawn; Jan12'12; \$42,000-P52,000.

19,000 over & above encumbrances Ft Washington av, nwc 177th, see 179th, 714 W.

714 W.

Fort Washington av, (8:2177-23) swc
178th, 127.8x100, 6-sty bk tnt; Annie Moss
to Harry Goodstein Realty Co, 160 Bway;
mtg \$210,000; Jan11; Jan17'12; A\$56,000-P
\$85,000.

O C & 100

\$85,000. O C & 100

Ft Washington av, (8:2136-50) ws, 155.6
worn from ws Bway, runs w1.6xs114.11
xw75xn114.11xw100xn60xe103.5 to av xs
94.11 to beg, vacant; Hanover Estates to
Saranac Constn Co, 500 W 147; mtg \$60,000; Dec18'11; Jan17'12; A\$60,000-60,000.

Greenwich av, 132-4, (2:618-72-73) nes
22.6 se 8 av, runs ne55.11xe28.9xse16.11xse
73.1 to G av, xnw40 to beg, 2-3-sty bk tnts
& strs; Eliz Kratz et al heirs Wm Kratz
to Kath Kratz wid, 132 Greenwich av; Jan
16'12; A\$22,500-25,500.

Haven av. (8:2139-140-142) nec 169th

Haven av, (8:2139-140-142) nec 169th, 73.11x127.8x71.7x109.2, vacant; Hanover Estates to Matthew M Edelman, 1737 Mad av; mtg \$27,000 & AL; Dec18'11; Jan17'12; A\$24,000-24,000.

A\$24,000-24,000.

Lenox av, 456, (6:1730-70), es, 25 s 133d, 25x84, 5-sty bk tnt & strs; Josephine Dunsbach to Fortunato D'Onofrio, 158 W 119; correction deed; mtg \$24,000 & AL; Dec15'09; Jan17'12; A\$18,000-29,000. nom

Dec15'09; Jan17'12; A\$18,000-29,000. nom Lexington av, 1940, (6:1768-57) ws, 40.11 s 120th, 20x64.10, 4-sty stn tnt; Jennie Cohen to Jennie Kuretsky, 1365 Intervale av; AL; Dec18'11; Jan18'12; A\$9,000-12,000. OC & 100 Lexington av, 1486, (5:1524-56) swc 96th (No 138), 100.8x36, 5-sty bk tnt & strs; Wm J Hayes to Eugene Gerbereux, 75 Sunnyside dr, Yonkers, NY; B&S; Jan11; Jan 13'12; A \$46,000-72,000.

13 12; A \$46,000-(2,000.

Lexington av, 1082, (5:1411-14) ws, 17.2 n 76th, 17x72.10, 3-sty & b stn dwg; Wm M Sullivan ref to Adolf Kuttroff, 17 E 69; PARTITION, Dec6'11; Jan12; Jan13'12; A \$11,000-15,000.

TS
Lexington av, S61-3, (5:1399-50-51) sec
65th, 34.5x80, 3-sty & b stn sanitarium;
Danl B Freedman to Teofilo Parodi, 127
E 60: mtg \$35,000; Jan15; Jan16'12; A
\$33,500-42,000. OC & 100

Madison av, 451-7, (5:1286) es from 50th (Nos 29-33 to 51st (Nos 22-30), 200.10 front extends e 175 ft; agmt extending restrictions to Dec31'35; Edw D Adams et al with Whitelaw Reid et al; Dec31'10; Jan16'12.

Madison av. 451-7; power of atty as to above restriction; Clarence Fahnestock to Wm Fahnestock; May12'11; Jan16'12.

Madison av, 451-7; power of atty as to above restrictions; Gibson Fahnestock to Wm Fahnestock; May11'11; Jan16'12.

Wm Fahnestock; May11'11; Jan16'12. — Madison av, 2068, (6:1755-17½) ws, 83.4 n 130th, 16.7x75, 3-sty & b stn dwg; Wm C Higgins, EXR, &c; Alice S Hayes to Francis J Burke, 155 E 121; mtg \$7,000; Jan17; Jan18'12; A\$8,000-11,000. O C & 100 Nagle av, (8:2171-12) cl 430 sw from cl Ellwood, runs se250xsw100xnw250 to cl of av, xne100 to beg, except part for av, vacant; Wm A Mark to Sumner Deane at Yonkers, NY; mtg \$23,750; Jan9; Jan13'12; A\$20,000-20,000. O C & 100 Park av 1964 (6:1757-34) ws 40, p. 1224

Park av, 1964, (6:1757-34) ws, 40 n 13 20x75, 4-sty bk tnt; Lizzie Horwitz Stephen H Jackson, 53 E 67; mtg AL; J. 8; Jan12'12; A\$5,500-9,000. nc Riverside dr, 720, see 149th W, ns, 1

Riverside dr, 720, see 17321, 18, 18, 18, 18 W Bway.

Riverside dr, 130-3, (4:1247-1) nec 85th (No 357) 102.2x125, 12-sty bk tnt; Edw Steindler to Dorchester-Riverside Co, Inc, 1402 Bway; mtg \$600,000; Jan11; Jan12'12; A\$225,000-750,000.

Riverside dr, 220, (4:1253-1) nec 94th, runs e139,9xn100.8xw50xs25.2xw68xs0.1¼ x w30.4 to es of drive, xx76 to beg, 7-sty bk tnt; Welfare Realty & Constn Co to N Y Real Estate Security Co, 42 Bway; mtg \$316,500 & AL; Jan12; Jan13'12; A\$150,000-325,000.

O C & 100

Riverside dr. 222, (4:1253), cancellation two asn rents, recorded Nov29'11; Wel-re Realty & Constn Co, 111 W 104 to raude-Papae, 3487 Bway; Jan11; Jan13'12.

Riverside Drive, (8:2134) es, bet 155th & 156th; petition & order appointing A C Gildersleeve, Jos Lang & Chas J Leslie as COMRS of estimate, &c, for widening said Drive; Jan12; Jan15'12.

Drive; Jan12; Jan15'12. **Riverside dr.** (7:2094-42-45) sec 148th Nos 628-32) 99.11x105, vacant; Audubon mpt Co to Geo F Picken, 475 W 141; mtg 100,000 & AL; Jan15; Jan16'12; A\$37,900-0 C & 100

Riverside dr. 550, (7:1995-1) nec 127th, 86.6x146.3x146.11 to st x100, 6-sty bk tnt; Harry B Davis to Hanover Estates 39 (Courtlandt; mtg \$260,000 & AL; Deci'11; Jan17'12; A\$105,000-250,000. O C & 100

Riverside Dr. 575, (7:2001-pt lt 60) sec 135th, runs e24.5xs149.11xw44.4xn27xw59.7x n18 to es of Drive xne on curves 132.3 to beg, 6-sty bk tnt, with AT as follows: RIVERSIDE DR, (7:2001-pt lt 60) es, 132.3 sw 135th, runs s18xe59.7xs18xw— to Drive xn— to beg; Dyckman Estates Co to Security Bank of NY, 1 E 14; mtg \$230,000 & AL; Sept1'11; Jan18'12; A\$85,000-220,000.

Riverside Dr. 810, see 158th, 611 W. Riverside Dr. es, 132.3 sw 135TH, see verside Dr. 575.

St Nicholas av, 1241-49½, (8:2141-48) nw c 172d (No 601) 94.6x100, 6-sty bk tnt & strs; Louis Rosenberg et al to Reservoir Realty Co, 501 W 172; mtg \$147,500; Dec 30'11; Jan13'12; A\$51,000-160,000.

0'11; Jan13'12; A\$51,000-160,000. nom

St Nicholas av, 169, (7:1924-50) ws, 86.8,
119th, 31.8x140.2x27x123.7, 5-sty bk int &
trs; cautionary notice by Arenal Realty
to, 133-7 W 21; Jan12'12; A\$20,000-35,000.
T S

Wadsworth av. (8:2167-32) ws. 60.2
185th, runs n154.5xw150xn2.1xw176.4 to
Bway xs149.5xe306 to beg, vacant; re mt
N Y Trust Co as TRSTE to N Y Real E
tate Security Co, 42 Bway; QC; Jan12; J;
15'12; A\$96,000-96,000.

15'12; A\$96,000-96,000.

Wadsworth av, (8:2167); same prop; agmt as to re of 4 mtgs on above; N Y Life Ins Co to same; Jan12; Jan15'12. nom

Wadsworth av, (8:2167); same prop; agmt as to re of mtg; Benj Blossom to same; Jan5; Jan15'12.

Wadsworth av, (8:2167); same prop; N Y Real Estate Security Co to Welfare Realty & Constn Co, 111 W 104; mtg \$70,-000 & AL; Jan12; Jan15'12.

Wadsworth av, (8:2167); same prop;

Wadsworth av. (8:2167); same prop; Welfare Realty & Constn Co to Alanson P White, 54 Linwood pl, East Orange, NJ; AL; Jan13; Jan15'12. O C & 100

AL; Jan13; Jan15 12.

West End av, 54, (4:1153-61) sec 62d, No 252) 25.5x100, 5-sty bk tnt & strs; Nancy Krakower to Arthur J Bendick, 1168 Bway; B & S; Jan16'12; A\$12,000-26,000.

West End av, (7:1891-57) swc 106th (No 300) 50.11x100, 7-sty bk tnt; Yorkshire Realty & Constn Co, 2875 Bway to Fredk F J Hatcliffe, 136 W 103; mtg \$120,000; Jan 15; Jan16'12; \$70,000-150,000. nom West End av (7:1891); same prop; Fredk F J Hatcliffe to Rice L Julian, 265 W 81; mtg \$120,000; Jan15; Jan16'12. O C & 100

T J Hatchine to Rice L Julian, 255 w 81; mtg \$120,000; Jan15; Jan16'12. O C & 100

West End av, 171, (4:1179-34) ws, 50.5 s 68th, 25x100, 5-sty bk tnt & strs; Saverio Aiello to Laurina Aiello, 171 West End av; AL; Jan5; Jan17'12; A\$10,000-24,000.

1ST av, 346, (3:952-3) es, 46.6 n 20th, 22.6 x58, 4-sty bk tnt & strs; Max Greene et al to Leon S Altmayer, 150 W 79; ½ pt; mtg \$8,000 & AL; Jan15'12; A\$8,000-12,000.

OC & 100

1ST av, 1065, (5:1351-23) nwc 58th (No 357) 25.1x75, 4-sty bk tnt & strs & 1-sty bk str in st, Jno Burckhardt et al heirs, &c Jno Burckhardt to Geo Ehret, 1197
Park av; AL; Jan15; Jan16'12; A\$20,000-28,000.

OC & 1,000

DOC & 1,000

DOC & 1,000

DOC & 1,000

DOC & 1,000

28,000. O C & 1,000

2D av, 123, (2:463) ws, 50 ne 7th, 25x
100, 4-sty bk tnt; Declaration by Dora
Sokolski that she holds above prop as
follows; ½ pt for Dora Sokolski & other
½ pt for Albt Sokolski, 801 West End av;
Apr22'10; Jan12'12. nom

2D av, 2047, (6:1655-21) nwc 105th (No
253), 245x94, 5-sty bk tnt & strs; Cantiaque Development Co to Paul Gross, 145
E 92; mtg \$36,000; Dec30'11; Jan15'12; A
\$16,500-31,500. O C & 100

5TH av, 2040, (6:1723-40) swc 126th (No

\$16,500-\$1,500. O C & 100

5TH av, 2040, (6:1723-40) swc 126th (No
2) 20.10x55, 4-sty & b stn dwg; Geo Waddington TRSTE Robt J Turnbull 1st deed
for benefit Kath F Turnbull to N Y Life
Ins & Trust Co, 52 Wall TRSTE Robt J
Turnbull, 1st for benefit Kath E Turnbull; Dec15'11; Jan12'12; A\$27,000-36,000.

5TH av, 235-7, (3:857-2-3) es, 28 n 27th,
30.8x100, 6-sty bk office & str bldg being
erected; Emil B Meyrowitz of Ridgefield,
NJ to E B Meyrowitz, Inc, a corpn, 104 E
23; mtg \$275,000; Jan4; Jan16'12; A\$260,000-276,000. O C & 100

TTH av, 842-4, (4:1026-29-30) nwc 54th

000-276,000. O C & 100
7TH av, S42-4, (4:1026-29-30) nwc 54th
(No 201), 50.5x100, 5-sty bk tnt & 4-sty bk
tnt & strs & 3-sty fr rear tnt; Fredk N
Lawrence to Alex H Pincus, 301 W 108;
AL; Jan15'12; A\$150,000-163,000. O C & 100

AL; Jan15'12; A\$150,000-163,000. O C & 100

7TH av, 2259, see 7 av, 1840.

7TH av, 1840, (7:1827-32) ws, 67.5 n
111th, 32.6x100, 5-sty bk tnt & strs; mtg
\$50,000 & AL; A\$29,400-47,000; also 7TH
av, 2259 (7:1917-61), sec 133d (No 172), 25
x100, 5-sty bk tnt & strs; mtg \$51,000 &
AL; A\$28,000-50,000; also 138TH st, 635,
on map 631 E, (10:2551) ns, 188.8 w Cypress av, 37.6x100, 5-sty bk tnt: mtg \$31,000 & AL; also 138TH st, 670 E, (10:2566), sec Cypress av (No 232), 40.2x100,
6-sty bk tnt & strs; mtg \$46,500 & AL;
Harry Goodstein & Belle his wife to
Harry Goodstein Realty Co, 160 Bway;
Jan10; Jan17'12. O C & 100

7TH av, 2021, (7:1906-1) nec 121st (N 163), 25.11x92, 5-sty bk tnt & str; Sara Polstein to Carolyne Natanson, 601 W 15 B & S & C a G; AL; Jan15; Jan18'1 A\$32,000-51,000.

Conveyances

A\$32,000-51,000.

STH av, 2890-2, (7:2039-1) nec 153d (No 299) 40x100, 6-sty bk tnt & strs; Isaac Goldberg to Rae Alsenstein, 215 W 100; mtg \$48,000; Jan16'12; A\$24,000-64,000.

O C & 100

Interior lot, at cl blk bet 33d & 34th, e 33d, 453 W.

Interior strip, (5:1275) 223.4 e 5 av & 98.9 s 41st, runs e25xs1.10xw25xn2.7 to beg; Sarah E Cornwell, wid, et al, heirs, &c, Geo G Cornwell to Jno I Downey, 43 E 57; QC; Jan11; Jan18'12.

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

Appointment of trste; Sun Insurance Co to Saml T Hubbard of Yonkers, NY as trste; Decl4'11; Jan12'12.

Decd of appointment as exr & trste of the Estate of Jos Pulitzer, deed; Union Trust Co of NY et al individ & exrs, &c, under said will to Ralph Pulitzer; Jan11; Jan16'12.

Deed of appointment as trste under the will & Codicils of Jos Pulitzer, deed; Geo L Rives et al individ, exrs, &c, under said will to same; Jan11; Jan16'12.

Exemplified copy will; Annie C or Susan Beadleston; Mar18'10; Jan15'12. Power of atty; Eliz J Webb to Thos W utts; Dec6'11; Jan12'12.

Power of atty; Helene wife Albrecht Pagenstecher to Albrecht Pagenstecher Jr, 41 Park Row; Marl3'99; Jan12'12.

Power of atty; Chas Sweeny to Frank veeney, 32 Bway; Jan9'12; Jan13'12. Power of atty; Herman J Unger to Carrie Unger, 73 E 90; Jan29'10; Jan13'12.

Power of attorney; Jno H Wynn to Eu-ene Sharum, 1148 Bway; Jan13; Jan15

Power of attorney; B Howe Dupigna to Wm L Clark, of Passaic, NJ; Jan20'10 Jan15'12.

WILLS

Cherry st, 52, (1:111-12) ns, 56.11 e Roosevelt, 18.8x100, vacant; Wainwright Hardie Est; Chas W O'Connor, EXR, 19 W 10; atty, Nicholas A Donnelly, 20 Vesey; A \$7,000-7,000; Will or Letter of Adm filed

Jan³12. Elizabeth st, 241, (2:508-41), ws, 161.5 n Prince, 232x90.8, 5-sty bk tnt & 3-sty bk tnt in rear; 1-6 int; Rosanna Dunne Est; Chas J Dunne EXR, 208 E 22; atty, Herman H Kimmel, 37 Liberty; A\$13,500-20,-000; Will or Letter of Adm Filed Decl2 11.

Elizabeth st. 243, (2:508-40), ws, 184.7 n Prince, 22x90.3, 5-sty bk tnt; 1-6 int; Rosanna Dunne Est; Chas J Dunne EXR, 208 E 22; atty, Herman H Kimmel, 37 Liberty; A\$13,000-18,500; Will or Letter of Adm Filed Decl2'11.

Filed Decl2'11.

Elizabeth st, 245, (2:508-39), ws, 206.7 n Prince, 22x90, 5-sty bk tnt; 1-6 int; Rosanna Dunne Est; Chas J Dunne, EXR, 208 E 22; atty, Herman H Kimmel, 37 Liberty; A\$13,000-18,500; Will or Letter of Adm Filed Decl2'11.

of Adm Filed Deciz II.

Spring st, 189, (2:503-42) ns, 82.9 e Sullivan, 17x64, 3-sty bk bldg; Martin Goerl Est; Fred Goerl, EXR, 710 E 178; attys, Amend & Amend, 119 Nassau; A\$8,500-10,500; Will or Letter of Adm filed Nov21'11.

3D st, 282 E, (2:372-14) ss, 141 e Av C, 22.11x105.11, 4-sty bk tnt & 3-sty bk tnt in rear; Sarah Roth Est; Louis Taub, EXR, 282 E 3; atty, Adolph Stern, 80 Av C; Å \$14,000-20,000; Will or Letter of Adm filed c14'11.

21ST st, 135 E, (3:877-30), ns. 162 e Lex 21, 27x98.9, 4½-sty bk tnt; Mary Crook Hoffman Est; Wm H Harrison EXR, 140 W 57; atty, Paul R Towne, 258 Bway; A \$32,500-45,000; Will or Letter of Adm Filed 111.

22D st, 208 E (3:902-52), ss, 122 e 3 av, 25x98.9, 3-sty bk tnt & 2-sty bk tnt in rear; 1-6 int; Rosanna Dunne Est; Chas J Dunne, EXR, 208 E 22; atty, Herman H Kimmel, 37 Liberty; A\$12,500-15,000; Will or Letter of Adm Filed Dec12'11.

or Letter of Adm Flied Deci 211.

26TH st, 15-7 W, (3:828-22) ns, 114.7 w
Bway, 44x98.9, 12-sty bk bldg; Kath I D
Harnett Est; Henry W Donald, EXR, Good
Ground, NY, attys, Stoddard & Mark, 135
Bway, A \$52,000-70,000; Will or Letter of
Adm filed Dec26'11.

37TH st, 333 W. (3:761-16), ns, 400 w av, 25x98.9, 4-sty bk tnt; Mary Miller st; Chas J Miller EXR, 244 E 23; atty, heo Baumeister, 35 Nassau; A\$11,500-1,000; ...ll or Letter om Adm Filed Jan

2'12.

47TH st. 602 W, (4:1094-36½) ss, 80 w
11 av, 20x50.5, 3-sty bk dwg; ½ int; Jane
Delaney Est; Hannah M Gleason, EXTRX,
336 W 56; attys, Olcott, Gruber, Bonynge
& McManus, 170 Bway; A\$4,500-7,000; Will
or Letter of Adm filed Dec6'11.

5STH st, E, swc 2 av, see 2 av, 1101.

77TH st, 331 E, (5:1452-13½) ns, 316.8
e 2 av, 16.8x102.2, 4-sty bk tnt; ½ int;
Fannie Robins Est; Francis F Robins
EXR, 771 Mad av; attys, Theall & Beam,
45 Wall; A\$5,500-10,500; Will or Letter of
Adm Filed Dec20'11.

77TH st, 333 E, (5:1452-14), ns, 300.4 w 1 av, 16.4x102.2, 4-sty bk tnt; ½ int; H Fannie Robins Est; Francis F Robins, EXR, 771 Mad av; attys, Theall & Beam, 45 Wall; A\$5,500-10,500; Will or Letter of Adm Filed Dec20'11.

79TH st, 120 W, (4:1150-41) ss, 194 w Col av, 22x102.2, 4-sty bk tnt; Mary P Wilcox Est; Fred P Wilcox EXR, 59 W 85; attys, Woodford, Bove & Butcher, 1 Mad av; A \$17,000-31,000; Will or Letter of Adm filed

Jan4'12.

S4TH st E, nec Lex av, see Lex av, 1241-9

S7TH st, 14 W, (4:1200-41) ss, 190 w

Central Park W, 20x100.8, 4-sty bk tnt;

Jno F Doyle Est; Jno F Doyle, Jr, EXR,

Garden City, NY; attys, Philbin, Beekman,

Menken & Griscom, 52 Wm; A \$13,500-28,
000; Will or Letter of Adm Filed Dec13'11.

S7TH st, 345 W, (4:1249-13) ns, 197 e

Riverside Dr, 20x100.8, 4-sty bk tnt; Kath

I D Harnett Est; Henry W Donald, EXR,

Good Ground, NY; attys, Stoddard & Mark,

135 Bway; A \$12,000-32,000; Will or Letter

of Adm filed Dec26'11.

92D st, 25 W (4:1206-20½), ns, 295 w

or Adm filed Dec26'11.

92D st, 25 W (4:1206-20½), ns, 295 W
Cthtral Pk W, 20x100.8, 3-sty bk dwg;
Chas E Gildersleeve Est; Chas E Gildersleeve, EXR, 152 No Waller av, Chicago,
Ill; attys, Chas P & W W Buckley, 141
Bway; A\$11,000-16,000; Will or Letter of
Adm filed Jan2'12.

Adm filed Janz 12.

10STH st, 319 W, (7:1893-11½) ns, 118 w Bway, 18x100.11, 5-sty bk tnt; Gaustav Rau Est; Clara N Rau EXTRX, 319 W 108; attys, Steinard & Goldman, 111 Bway; A \$12,900-34,000; Will or Letter of Adm filed

ec2911.

122D st. 145 W, (7:1907-12) ns, 255 e 7
v, 20x100.11, 3-sty bk tnt; Marion B Mills
st; Benj F Mills EXR, 145 W 122; attys,
alter & Steinkamp; A\$10,400-19,500; Will
r Letter of Adm filed Jan2'12.

or Letter of Adm filed Jan2'12.

127TH st W, nec 7 av, see 7 av, nec 127.
127TH st, 37 W, (6:1725-20½) ns, 162.9 w
5 av, 18.9x99.11, 3-sty bk dwg; Louis Breslauer Est; Sarah Breslauer, EXR, 37 W
127; attys, Mark Moses, 8 E 127, & Edw E Isaacs, 27 Wm; A\$9.000-14.500; Will or Letter of Adm Filed Dec11'11.

127TH st, 15 E, (6:1752-8) ns, 193.4 e 5 av, 16.8x99.11, 2½-sty fr dwg; Annie Nelson Law Est; Wm F McConnell EXR, 461 E 140; atty, Uriah W Tompkins; A \$7,000-9.000; Will or Letter of Adm Filed Dec18'11.

Dec18'11.

136TH st W, nwe STR av, see 8 av, 2543.

147TH st W, nwe S av, see 8 av, 2771.

Lexington av, 1241-9, (5:1513-20) nec 84th, 36.7x102.2, 6 2-sty bk dwgs; Kath I D Harnett Est; Henry W Donald, EXR, Good Ground, NY; attys, Stoddard & Mark, 135 Bway; A\$46,000-53,000; Will or Letter of Adm filed Dec26'11.

Park av, 1215, (5:1523-70) es, 20.8 s 95th, 20x69, 3-sty bk tnt; Henrietta Steinfelder Est; Saml Steinfelder, EXR, 1215 Park av; attys, Stroock & Stroock, 30 Broad; A \$13,-000-15,500; Will or Letter of Adm Filed Dec18'11.

St Nicholas av, 710, (7-2052, 77)

St Nicholas av, 710, (7:2053-77) es, 146 n 145th, 21x110, 4-sty bk tnt; Calixto Lopez Ext; Eugenio Lopez EXR Montclair, NJ; attys, Rose & Putzel, 128 Bway; A \$8,400-18,000; Will or Letter of Adm filed Jan12'12.

West End av, 829, (7:1889-20) ws, 56 n 100th, 48.10x100, 7-sty bk tnt; Fanny Levy Est; Louis Levy, EXR, 829 West End av; attys, Wahl & Kringel, 220 Bway; A\$40,-000-100,000; Will or Letter of Adm Filed Dect8'11.

Decl8'11.

2D av, 1099, (5:1331-27) ws, 20.5 s 58th, 20x60, 4-sty bk tnt; Albt Iden Est; Minnie Iden, EXTRX, 432 St Nich av; attys, Jno H Iden, 228 W 136, & Robe & Keller, 258 Bway; A\$8,500-13,000; Will or Letter of Adm Filed Nov11'11.

2D av. 1101, (5:1331-28) swc 58th, 20.5 60, 4-sty bk tnt; Albt Iden Est; Minni Hiden, EXTRX, 432 St Nich av; atty, Jn Hiden, 228 W 126, & Robe & Keller, 25 Bway; A\$14,000-21,000; Will or Letter of Adm Filed Nov11'11.

dm Filed Nov11'11.

3D av, 1007, (5:1414-46) es, 25.1 s 60th, 0,3x105, 3-sty bk tnt; Theo A Kohn Est; lbt M Kohn, EXR, 45 Hamilton Ter; ttys, Kurzman & Frankenheimer, 25 road; A\$19,000-21,000; Will or Letter of dm Filed Dec20'11.

Adm Filed Dec20'11.

7TH av, 2143-5, (7:1912-1) nec 127th, 39.10x100, 5-sty bk tnt; Emilie S Steinhardt Est; Rena Steinhardt EXTRX, 2145 7 av; attys, Wetmore & Jenner, 34 Pine; A \$45,000-75,000; Will or Letter of Adm filed

7TH av. 2147-9, (7:1912-2) es, 39.10 n 127th, 39.5x100, 5-sty bk tnt; Emilie S Steinhardt Est; Rena Steinhardt EXTRX, 2145 7 av; attys; Wetmore & Jenner, 34 Pine; A \$30,000-52,000; Will or Letter of Adm filed Jan4'12.

7TH av, 2151, (7:1912-4) es, 79.3 n 127, 20.7X100, 5-sty bk tnt; Emilie S Steinhardt Est; Rena Steinhardt EXTRX, 2145 7 av; attys, Wetmore & Jenner, 34 Pine; A \$15,500-23,000; Will or Letter of Adm filed Lan419

STH av, 2543, (7:1960-44) nwc 136th, 25x 85, 5-sty bk tnt Albt Iden Est; Minnie Iden, EXTRX, 432 St Nich av; attys, Jno H Iden, 228 W 126, & Robe & Keller, 258 Bway; A \$20,000-38,000; Will or Letter of Adm Filed Nov11'11.

STH av, 2771 (7:2045-49), nwc 147th, 25 x75. 5-sty bk tnt; Stephen Moorhouse Est; Stephen M Moorhouse EXR Milbourne, NJ; atty, Jos H Secour, Jr, 120 Bway; A \$11,-000-24,000; Will or Letter of Adm Filed

CONVEYANCES.

Borough of the Bronx.

Armand pl, ws. 150 s from nws Perot, see Kingsbridge Ter, ses, 150 s from nws

Beck st, 758, see Ludlow av, nec Harrod av.

Beck st, (10:2711) ws, 115 n Intervale av, 79.11x100x23x115, vacant; re mtg; Law-yers Title Ins & Trust Co to Henry Mor-genthau Co, 165 Bway; Jan12; Jan1612.

January 20, 1912.

Beck st, (10:2711), ws, 115 n Intervale av, 79:11x100x23x115, vacant; Henry Morgenthau Co to Absar Realty Co, 919 Fox; B & S; Dec26'11; Jan16'12. O C & 100

Barretto st, (10:2767, 2774 & 2775), ws, 182 s Oak Point av, 25x100, vacant; East Bay Land & Impt Co to Mary K Meyers, 822 Manida; Jan 12; Jan16'12. O C & 100

Bronx pl (*) ns, 425.4 e White Plains rd 50x100; Cath C Hill to Minnie Watzky, 4579 White Plains rd; mtg \$3,000 & AL; Jan11; Jan16'12. O C & 100

Chisholm st, 1295, see Freeman, 852.

Chisholm st, 1295, see Freeman, 852.

Freeman st, 852, (11:2970) swc Chisholm (No 1295), 24x75, 3-sty fr tnt & str; Mathilde Plundeke to Cath Milne, 922 Forest av; mtg \$11,000 & AL; Jan16'12.

Foreis pl. sec Westchester av, see Westchester av, see Ferris pl.

Freeman st, 871, see Stebbins av, 1318.

Freeman st, 875, (11:2965) ns, 80 e Stebbins av, 20x66.4x24.7x64.10, vacant; re mtg; Chas T Dotter to Geo F Weston, 415 W 118; Jan13; Jan15'12.

Graham sa, 88, 814, 775.

Graham sq. es, abt 575 n Lawrence av, see 115th, 75-9 W, Manhattan.

Hobart st (*), e s, 118.2 n Kingsbridge rd, 25x102.6; Jan2; Jan16'12; 1y6%; Dennis M Conroy to Chas W Holly, 162 E 42. 700

Hoffman st, 2383(11:3054) ws, 145.5 s 187th, 25x100, except part for st, 2-sty bk dwg; Adam Wiener ref to Hebrew Mutual Benefit Society, 160 W 82; FORE-CLOS, Dec27'11; Jan15; Jan16'12. 3,000

Jennings st, nec Minford pl, see Minford

Kingsbridge ter or Nathalle av (12:3256) ws, 289.9 n cl 229th or land now or formerly Tecca N Reed, 250.3x120.1x250.4x118.1, vacant; Herman Tuckman to Lazarus Fried, 77 W 85; QC; Jan6; Jan13'12. nom

Kingsbridge Ter, late Boston av, (1 3253) ses, 150 s from nws Perot, runs 97.6 to ws Armond pl xsw25xnw97.4 to xne25 to beg, 2-sty fr dwg; Frank Dana to Mathew Danahy, 5189 Bway; Sept19 Jan15'12.

Kelly st, S31-5. (10:2702) ws, 186 n Long-wood av, 80x100, 2 5-sty bk tnts; re mechanics lien; Anton & Ludwig Larsen et al to Kellwood Realty Co, 815 Hunts Point av; QC; Decl'11; Jan18'12.

Mianna st, ns, 58 e Oakley, see Brown , es, 50 n Sagamore.

Mianna st, ns, 29 w Brown av, see Brown 7, es, 50 n Sagamore.

Minford pl, 1418, (11:2977) nec Jennings, 25x100, 5-sty bk tnt & strs; Dwyer & Carrey Constn Co to Leonard Weill, 76 W 102; mtg \$28,000; Jan15; Jan16'12. nom Minford pl. 1418; Leonard Weill to Edw Rafter, 43 W 86; mtg \$28,000; Jan15; Jan 16'12.

Manida st, 701, (10:2768) sec Spofford av (No.1260), 16.8x42.9 to ws Hunts Point rd, x16.3x42.2, vacant; Walter J M Donovan to Jas G Patton, at New Rochelle, N Y; B & S; Jan16'12.

Macy pl, 873, (10:2688 & 2695) ns, 75 w Hewitt pl, 25x100, 2-sty bk dwg; Margaretha Schadt to Henry F Schadt, 873 Macy pl; ½ pt; AT; mtg \$6,000; Jan15; Jan16'12.

North st, nwe Jerome av, see Jerome av, 2345.

Palm st, swe Baychester av, see Baychester av, swe Troy av.

Whittier st, (10:2759 & 2762) ws, 160 n
Garrison av, 50x128.4x51x117.5, vacant;
Chas G Lohman to Winona C Schoefer,
1975 Mapes av; mtg \$1,800; Jan13; Jan16
'12.

133D st, 693 E. (10:2562) ns, 250 e Cypress av, 18x103.8, 2-sty & b bk dwg; Harry D Gareiss to Edith D Gareiss his wife, 331 W 206; Dec20'11; Jan13'12. nom

wile, 331 W 206; Dec20 11, Jan 13 12. Roll 136TH st, 339 E, (9:2299) ns, 64.5 e Alex av, 15.11x50, 2-sty & b bk dwg; Jno M Mooring to Emma L Mooring, both at 339 E 136; B&S & C a G; Dec30 11; Jan 17 12.

137TH st, 370 E, (9:2299) ss, 206.6 w Willis av, 25x100, 5-sty bk tnt; Heber Smith ref to Henry Hall, 436 E 6; FORECLOS, Jan10; Jan11; Jan12'12.

2,000 over & above mtg for 14,500 13STH st, 670 E, see 7 av, 1840, Manhattan.

13STH st, 635 (on map 631 E) see 7 av, 1840, Manhattan.

1840, Manhattan.

13STH st. 683-91 E. (10:2567) ns, 120 e cypress av, 125x100, 3-6-sty bk tnts & strs; Port Morris Realty & Constn Co to Harry Goodstein Realty Co, 160 Bway; mtg \$137,000 & AL; Jan10; Jan17'12.

O C & 100

O C & 100

140TH st. 576 E, (10:2551) ss, 127.9 e St

Anns av, 25x100, 4-sty bk tnt; Mary V

Sowdon to Timothy Doorley, 1986 Anthony
av; mtg \$16,600 & AL; Jan10; Jan13'12;
O C & 150

142D st, 797 E, see So Blvd, nwc, 142.
143D st, 271 E, see Morris av, 384-98.

144TH st E, see Morris av, 384-98. 7, 384-98.

151ST st E, nwc Union av, see Union av,

619.

157TH st, 373-7 E, (9:2404) nes, 200 e
Courtlandt av, 49.7x100, 3-sty bk dwg & 2sty & b fr dwg; Benj Benenson to Jno
Muth, 425 E 162; mtg \$12,000; Jan15; Jan
16'12.

162D st, 425 E, (9:2384) ns, 233.9 e Melrose av, 37.6x100, 6-sty bk tnt; Jno Muth to John J Fellner, 430 E 155; mtg \$35,000; Jan10; Jan16'12.

162D st, 425 E (9:2384) ns, 233.9 e Melrose av, 37.6x100, 6-sty bk tnt; Jno J Fellner to Benj Benenson, 407 E 153; mtg \$39,000; Jan15; Jan17'12. O C & 100 162D st E, (9:2460) ss, 100 w Sheridan av, 48.2x116.2x48.4x115.8, vacant; Mary S McDonnell to Wm B Nesbitt, 170 W 82; AL; Jan18'12.

AL; Jan18'12. O C & 100

164TH st, 581 E, (10:2622) nec Boston rd
(No 984) 118,9x25.6x108.9x27.4, 5-sty bk
tnt & strs; Robt J Moorehead to Wells
Holding Co, 159 W 125; mtg \$30,000; Jan
13; Jan15'12. O C & 100

13; Jan 15'12. O C & 100

164TH st, 456-8 E, (9:2385) ss, 90 w
Washington av, old line, 30x100, 2 2-sty &
b fr dwgs; Hyman H Oltz to Abram Zucker, 60 W 115; AL; Dec30'11; Jan 16'12. nom

er, 60 W 115; AL; Dec30'11; Jan16'12. nom

165TH st (3d st) 439 E, (9:2387) nes,
172.3 nw Washington av, 20x117.10, except
part for st, 2-sty & a fr dwg; Jos E
Downey to Jno P Timon, 441 E 165; mtg
\$1,700; Jan15; Jan16'12. O C & 100

166TH st, S15 E, see Union av, 1094.

167TH st E, (10:2716) ses, 94.1 sw Tiffany
50x100, vacant; Mary Lewenthal et al to
Lillian & Louis Simon, Annie Richman,
Minnie Horowitz, Yetta Cohen, Esther
Berstein & Celia Breitbart; Dec31'09; Jan
17'12. nom

168TH st, 802 E, (10:2681) sws, at see Union av, 89x21x96.10x59.2 to beg, 6-sty bk tnt; Edw Miller to Edw Miller & Emille his wife, 334 W 46; mtg \$38,000 Jan16; Jan17'12.

171ST st, 441 E, see Park av, 3800-4

171ST st E, ws, 631 s Gleason av, see 171st E, ws, 156.8 s Gleason av.

171st E, ws, 156.8 s Gleason av.

171sT st or Drainage st, nwe Boone av, see Boone av, nwe 171st or Drainage.

171sT st, 441 E, see Park av, 3800-4.

171sT st E, (*) ws, 156.8 s Gleason av, 50x—x—x—; also 171sT ST E, (*) ws, 631 s Gleason av, 36.4x—x81.2, gore; Wm Heinrich to Eliz C Fonda, 1419 Parker; AL; Jan16; Jan1712.

1720 et E (11:2981) ss 60.11 w Hee av.

172D st E, (11:2981) ss, 60.11 w Hoe av, runs w39xs25xne— to beg, gore, vacant; re mtg; Crotona Realty Co to Adele or Adela M Harrington, 1478 Vyse av; Jan16; Jan18'12.

172D st E, (11:2981); same prop; Emanuel Arnstein et al, EXRS Leopold Hutter to same; Jan12; Jan18'12. 1,500
173D st E, ws. 122 s Westchester av, see Brown av, es, 50 n Sagamore.
174TH st, 465 E, see Washington av, 1735.

174TH st E, (*) es, 113.10 s Westchester av, 25x100; Aaron W Tallman et al to Jno Muller, 1609 St Peters av; AT; Jan27'11; Jan18'12.

Jan18'12.

174TH st E, (*) es, 113.10 s Westchester av, 25x100; Jno Muller to Louise H Corbett, 262 W 116; AL; Oct7'11; Jan18'12.

O C & 100

174TH st E, (*) ws, 431.8 s Gleason av, 50x100; Peoples Trust Co of Bklyn as TRSTE Jos J Gleason to Matthew W Del Gaudio, 401 E Tremont av; Decl2'11; Jan 17'12.

17'12.

175TH st E, (*) ws, 200 n Story av, 100x 100; Eliz Dietrich to Louisa W Haussmann, 1114 Intervale av; Jan18'12.

O C & 100

175TH st E. (*) ws. 275 s Ludlow av. 125 x100; Eliz Dietrich to Emma B Haussmann, 2246 Webster av; Jan18'12.

O C & 100

175TH st E, (*) ws, 106.8 s Watson av, being lots 890; also lots 956, 957, 984, 985, 1122, 1130 to 1134 & 1140, map Gleason prop; Peoples Trust Co of Bklyn as TRSTE Jos J Gleason to Long Island Properties Co, 200 5 av; Dec11'11; Jan16'12.

'12.

176TH st, 229 E, (11:2802) ns, 168 e Mt
Hope av (Monroe av), runs n— to former
cl of Morris xse—xs92.5 to 176th xw13.2 to
beg; pt 4-sty bk tnt; re mtg; Roman
Catholic Orphan Asylum to Wm C Bergen, 130 W 180; QC; Dec19'11; Jan18'12.

1,500

176TH st W, nec Davidson av, see Grand av, ws, 128.3 s Tremont av.
176TH st W, nwc Davidson av, see Grand av, ws, 128.3 s Tremont av.

176TH st W, nec Grand av, see Grand , ws, 128.3 s Tremont av.

7, ws, 128.3 s Tremont av.

177TH st W, swc Davidson av, see Grand v, ws, 128.3 s Tremont av.

av, ws, 128.3 s Tremont av.

177TH st W, see Grand av, see Grand av, ws, 128.3 s Tremont av.

177TH st E, (*) es, 200 s Ludlow av, 50x 205.11x50; also LOTS 1007, 1010, 1011, 1014, 1015, 1129, 1121, 1126 to 1128, 1227 & 1240 map Gleason prop; Peoples Trust Co of Bklyn as TRSTE Jos J Gleason to Matthew W Del Gaudio, 401 E Tremont av; Decil'11; Jan17'12.

1506.25

179TH st. 614 E, (11:3068) ss, abt 115 w Hughes av, 25x46.10, 3-sty fr dwg; re mtg; Geo B Lowerre to Mary Thatcher, 614 E 179; Jan15; Jan17'12. 1,000

183D st E, nwc Morris av, see Morris 7 2355.

183D st E, nwc Morris av, see Morris 7, nwc 183.

184TH st, E, nwc So Blvd, see So Blvd, nwc 184.

188TH st, formerly 189th, nec Crest, see Creston av, nec 188 formerly

188TH st. 125 W, (11:3219) ns. 683.11 ne from es Webb av, 25x95.3x25x96.10, 2-sty fr dwg; Nellie M Bancroft to Augusta C Barnard, 349 W 145; mtg \$6,000; Dec14'11; Jan18'12.

191ST st E, ss, 100 w Hoffman, see Pelham av, 557-9.

203D st E, swc Hall av, see 203d E, sec

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203D st E, (*) see Post av, runs e 200 to Hall av xsw100xw100xs50xe100 to Hall av, xs101 to rd to Westchester, xnw220.11 to Post av, xn156.7 to beg; Marie E Fincke to Jno Knewitz, 3537 Willett av; mtg \$3,-000 & AL; Jan11; Jan15'12. O C & 100 206TH st, 331 E, (12:3342) ns, 89.11 w Perry av, 25x100; Caroline Gareiss to Edith D Gareiss, 331 W 206; mtg \$6,500; Dec 20'11; Jan13'12. O C & 100 21(11; Jan13'12.

216TH st E, (*) ss, 50 w Tilden av, 25x 100, Laconia Park; Michele Cera to Beatrice Tuoti, 1538 Walton av; Jan8; Jan15'12.

217TH st E, (*) from White Plains av to Oakley st or av; petition & order appointing Maurice S Cohen, Frank A Spencer, Jr, & Philip Emrich as COMRS of estimate, &c, for opening st, &c; Jan12; Jan15'12.

220TH st E, (*) ns, 180 w White Plains av x114; Mary A Hallock to Chas H & Wm Hallock; mtg \$1,500; Nov2'05; Jan17'12.

226TH st, (*) ns, 188 e Paulding av, 75 x109.6; Andrea Russo to Erminia Russo his wife, 348 E 62; AT; mtg \$1,700; Jan15; Jan18'12.

Jan18'12. nom

235TH st, 511-3 E, see Verio av, 4270-8.

236TH st E, nwe White Plains av, see White Plains av, nwe 236.

240TH st, (*) nec Carpenter av, 50x100, Washingtonville; certf of payment of \$1,-000 to Wilhelm Keller out of loan of \$1,500, borrowed from Eastchester Savings Bank at Mt Vernon, NY; Mathilda K May, 621 E 240 as EXTRX Fredericke Keller, deed, her mother, to whom it may concern; Jan15; Jan16'12.

240TH st E, (*) nec Carpenter av, 50x100, Washingtonville; Wilhelm Keller to Matilda K May, 621 E 240; QC; Jan 15; Jan 16'12.

Aqueduct av, (11:3213) es, from ns Ford-

Aqueduct av, (11:3213) es, from ns Fordham rd W, to ss 188th; agmt permitting erection of 5-sty houses instead of 4 sty on above; Fredk W Devoe, 59 Park av, with Gaines-Roberts Co, 850 St Nicholas av; Jan16'12.

av; Jan16'12. nom

Anderson av, 974, (9:2504) es, 589 n Jerome av, 31x157x31.1x154.4, 5-sty bk tnt;
Kemp-Jones Realty Co to David Anderson, 1671 Nelson av; mtg \$21,000; Dec15'12 (2) probably meant for Jan15'12; Jan
16'12. O C & 100

Aqueduct av E, (11:3209) es, 50.8 s North, a strip, runs s126.8xw22.3 to cl of av xn126.8xe23.1 to beg; deed of cession; Ann J Carroll to City of NY; Dec23'11; Jan15'12.

Jan15'12.

Aqueduct av E, (11:3209); same prop; re mtg; Emma McA Lawrence to same; Dec23'11; Jan15'12.

Brown av, (*) es, 50 n Sagamore, 50x 100; also MIANNA ST, (*) ns, 29 w Brown av, 87x176x75x—; also MIANNA ST, (*) ns, 58 e Oakley, 58x54x50x85; also VIR-GINIA AV, (*) ws, 263 s Westchester av, 50x101.3; also 173D ST, (*) ws, 122 s Westchester av, 25x100; also TAYLOR AV, (*) nc Wood av, 25x100; Jas Garvey to Garvey Bros Co, 1911 White Plains rd; AL; Jan12; Jan15'12.

Bainbridge av, sec Mosholu Parkway S.

Bainbridge av, sec Mosholu Parkway S, ee Mosholu Parkway S, sec Bainbridge

Boston rd, 984, see 164th, 581 E.

Brown av, ws, 66.2 n Mianna, see Brown 7, es, 134.10 n Mianna.

Rrown av, (*) es, 134.10 n Mianna, 50x 0, Van Nest, except part for White lains av; also BROWN AV, (*) ws, 66.2 Mianna, 50x100; Geo Schwacke to Garyy Brothers Co, Inc., 1911 White Plains 7; Jan16'12.

Bryant av, 1487, (11:2995) ws, 245 s 172 d, 20x100, 3-sty bk dwg; Andw A Milne to Mathilda Plundeke, 1295 Chisholm; mtg \$10,000; Jan16'12.

Baychester av, swc Palm, see Bayches-r av, swc Troy av.

Boone av. (11:3008) nwc 171st or Drainage, 40x100, vacant; also WEST FARMS RD, 1481, late rd from West Farms to Hunts Point, (11:3013) old ws, abt 150 s 172d; also at s l land Nathan Hulet, 27x90x 25x100, except pt for West Farms rd, 1-sty fr dwg; Viau Land Co to Juliette F Potter, 115 W 129; mtg \$5,700; Jan12'12. nom

Baychester av, (*) swc Troy av, 299.11x 83.1 to es Palm x300 to Troy av x67.7 to beg; also PLOT, begins at w prolongation of line bet lots 343 & 352 map Arden prop & 25 w Palm, runs n325xe92.7 to ws Baychester av xs25 to ss Troy av xw67.7 to es Palm xs300 to said dividing line xe25 to beg; Frank V Taylor to Wm E Young, 59 W 65; mtg \$2,000 & AL; Dec27'11; Jan18'12.

Bassford av, 2248, (11:3050) es, 194.1 n 182d, 35x73.10x35x72.9, 4-sty bk tnt; Jno Drakard to Eliz B Hotaling, 65 W 127; mtg \$19,500; Jan15; Jan18'12. O C & 100

Bryant av, 906, (10:2761) es, 290 s rison av, 20x100, 2-sty bk dwg; M. Pletscher Constn Co, Inc. to Caroline; ster, 418 E 148; mtg \$5,500; Jan13; 12. 290 s Gar-wg; Martin Cypress av, 232, see 7 av, 1840, Man hattan.

Clinton av, nws, at sws Tremont av, see Tremont av, 726.

Carpenter av, nec 240th, see 240th, nec

Creston av. (11:3166) nec 188th formerly 189th, 54x137.1x83x168.1, vacant; Fredk A Wurzbach to Henry F Keil, 2525 Creston av; AL; Dec5'11; Jan12'12. O C & 100

Castle Hill av, sec Westchester av, see Westchester av, sec Castle Hill av.

Commonwealth av, sec Tremont av, see Tremont av, sec Commonwealth av.

Castle Hill av, nwe Newbold av, see Newbold av, nwc Castle Hill av.

Davidson av, nec 176TH, see Grand av, s, 128.3 s Tremont av.

Davidson av, see 177TH, see Grand av, s, 128.3 s Tremont av.

Davidson av, swc 177TH, see Grand av, s, 128.3 s Tremont av.

Davidson av, nwc 176TH, see Grand av, s, 128.3 s Tremont av. Ellsworth av, (*), ws, 200 s Baisley av, 25x100; Saml Schlesinger to Charlotte Heimler, 703 Prospect av; AL; Jan12; Jan 16'12. O C & 100

Heimler, 703 Prospect av; AL; Jan12; Jan 16'12. O C & 100

Elton av, 683; asn all interest 1-6 pt in estate as above; Aug Messerschmitt to his brother, Chas Messerschmitt, both at 423 E 154; Jan11; Jan16'12. 1,560

Elton av, 683, (9:2375) ws, abt 30 s 154th — X—, 1-sty fr stable & 2-sty fr rear dwg; asn all interest 1-6 pt in estate of Josephine Messerschmitt, decd, Christina Fendel, at Rose Bank, SI, to Chas Messerschmitt et al, her brothers & sisters, all at 432 E 154; Jan2; Jan16'12. 1,300

Eastchester rd, (*) es, abt 605 s Saratoga av, 25x121.5x25x121.11; Concetta wife Antonio Villano decd to Concetta Villano his wife, 218 E 150; Jan12; Jan13'12. nom

Forest av, 922, (10:2658) es, 79.5 s 163d, 18.9x95, 3-sty & b fr dwg; Cath Milne to Mathilda Plundeke, 1295 Chishom; mtg \$3,500; Jan16'12. O C & 100

Grace av, nec Westchester av, see West-

Grace av, nec Westchester av, see West-ester av, nec Grace av.

Grace av, nec Westenester av, see these chester av, nec Grace av.

Grand Blvd & Concourse, 2011-3, (11:-2808 & 2812) ws, 29.2 s Bush, 49x93.9x47x 107.8, 3-sty bk dwg & vacant; Ernest Wenigmann to Christine Wenigmann his wife, 2013 Grand Blvd & Concourse; mtg \$11,000 & AL; Dec23'11; Jan12'12.

Grand av, (11:2867) ws, 128.3 s Tremont av, 192.10x83.2x193x75, vacant; GRAND AV, (11:2867) nec 176th, runs e206.6 to ws Davidson av, xn666.6 to ss 177th, xw— to es Tremont av, xs along es of Tremont & Grand avs to beg, except part for Tremont av, vacant; along av, 672.11 to ns 176th, xe 103.3xn669.11 to ss 177th, xw66.11 to beg, vacant; Leo M & Lillian R Klein to Barnthal Realty Co, 149 Bway; Jan10; Jan13 '12.

Grand av, etc, (11:2861, '2862 & 2867) same prop; Tremont Grand Co to Leo M Klein, Saml Jackson & Henry P Gibney as directors to same; May25'11; Jan13'12. nom Grand av, see 177TH, see Grand av, ws, 128.3 s Tremont av.

Grand av, nec 176TH, see Grand av, ws, 128.3 s Tremont av.

Gifford av, ns, 555.8 e Balcom av, see Gifford av, ns, 605.8 e Balcom av.

Gifford av, ns, 430.8 e Balcom av, see Gifford av, ns, 605.8 e Balcom av.

Gifford av, ns, 605.8 e Balcom av.

Gifford av, (*) ns, 605.8 e Balcom av, 50x

100.8x50x100.5, Westchester; also GIFFORD AV, (*) ns, 555.8 e Balcom av, 50x

100.5x50x100.2; also GIFFORD AV, (*) ns,

430.8 e Balcom av, 75x100; re mtg; Robt

Miller to Jno R Peterson; Oct31'06; Jan18

1'2; re-recorded from Nov2'06. nom

Gleason av, (*) ss, 540 e Pugsley av, 35.8

to Tremont av x75.1x177.4 to Powell av x

100x216.2. Unionport: Cecilbert Realty Co

Gleason av, (*) ss. 540 e Pugsley av, 35.8 to Tremont av x75.1x177.4 to Powell av x 100x216.2, Unionport; Cecilbert Realty Co to Hugo H Ohmeis, 57 E 123; mtg \$8,500; Dec20'11; Jan17'12.

Hoe av, (10:2742 & 2746) from Aldus to Whitlock av; petition or order appointing Frank A Spencer, Jr, Maurice S Cohen & Herbert A St George, 41 Park Row, as commrs of estimate & assessment; Jan15; Jan18'12.

Court order

Hall av, nwe rd to Westchester, see 203d E. sec Post av.

Hall av, swc 203d, see 203d E, s e c

Harrod av, nec Ludlow av, see Ludlow 7, nec Harrod av.

Hull av. 3072, (12:3332) es, 225 s 204th, late Woodlawn rd, 50x110, 3-sty fr dwg & vacant; Marianna wife Wm Marshall to Wm Marshall, 3072 Hull av; AT; B&S; Jan8; Jan16'12.

Intervale av, 1006, (10:2704) es, 123.11 s 165th, 37.6x100, 5-sty bk tnt & strs; Tully Constn Co to Frank Eberhart, 325 E 87; mtg \$32,000; Jan15'12.

Jerome av, 2345, (11:3198) nwc North, 18 x79.11, 3-sty bk dwg & str; Margt J Ellis to Chas H Potter, 273 W 131; mtg \$14,000; Nov8'11; Jan18'12.

Lafontaine av. 2009, (11:3061) ws, 75 n 178th, 37.6x100, 5-sty bk tnt; Jerome Na-than to Clara J Nathan his wife, 545 W 162; AL; Dec11'11; Jan12'12. gift

Ludlow av, (*) ss, 225 e Havemeyer a 25x100, Unionport; Lillian C Kelley 1 Bartholomew Rocco, 1129 E 167; Dec22'1 Jan15'12. O C & 10

Longfellow av, (11:3008) es, 100 s 172d, 150x100, vacant; re judgt; Saml A Potter to Viau Land Co, 146 Nassau; Jan5; Jan 16'12.

16'12.

Ludlow av, (*) nec Harrod av, 100x100; also BECK ST, 758, (10:2707) es, 175 n 156th, 25x100, 2-sty bk dwg; Richd Kohlmann to Richd Plichner, 758 Beck; AL; Feb4'11; Jan16'12.

Lyon av (*) ns, 80 w Parker av, 25x100, Westchester; Geo Costar to Minnie Smith, 1846 E 177; mt \$5,000; Jan15; Jan17'12.

O C & 100

Morris av. 384-98, (9:2324) sec 144th, runs e48xs47.11xsw100 to ns 143d (No 271) xw5.8 to es of av, xn126.11 to beg. 2 & 3-sty fr dwg & vacant; Blanche B Terrill to Patk Dempsey, 443 Willis av; B & S; AL; Jan15; Jan17'12.

Morris av, nwc 183d, see Morris av, 2355

Morris av, nwc 183d, see Morris av, 2355.

Morris av, 2355, (11:3183) ws, 71 s 184th, 125x198.3x125x197, 2-sty fr dwg & vacant; also MORRIS AV, (11:3183) nwc 183d, 147 x106.9x147x108.2, 2 2-sty fr dwgs & vacant; Sol L Pakas to Martha E wife Wm M Moore at nec Aqueduct av & 190; mtg \$27,500; Jan15; Jan16'12.

Morris av, (11:3183) nwc 183d, 147x 106.9x147x108.2, 2 2-sty fr dwgs & vacant; Moritz L & Carl Ernst to Sol L Pakas, 50 W 77; QC & Correction deed; Aug 11'10; Jan16'12.

Mosholu Parkway S. (12:3299) sec Bain-

11'10; Jan16'12.

Mosholu Parkway S, (12:3299) sec Bainbridge av, 28.3x104.5x42.5x116.10, vacant; Frank Eberhart to Tully Constn Co, 953 Whitlock av; Jan15'12.

Morris av, (9:2333) ws, 36.9 n 139th, a strip, runs n6.4xsw42.1 to ns 139th xe0.9x ne36.3 to beg; Farmers Loan & Trust Co as TRSTE Jno Demarest to Frank A Carr, 1018 E 163; Jan9; Jan15'12.

Nowhold av. (*) se 230 e Pugsley av 75

1018 E 163; Jan9; Jan15'12.

Newbold av, (*) ss, 230 e Pugsley av, 7: x10s, Unionport; Geo Costar to Edwin (5 Jones, 2210 Ellis av; mtg \$19,500; Jan15'12

Newbold av, (*) nwc of an old rd or av C now Castle Hill av, runs n82xnw— to es Castle Hill av xs— to ns Newbold av xe2: to beg, Unionport; Mary M Henning to Jennie E Brolles, 872 E 182; mtg \$3,000 Jan4; Jan12'12.

Nelson av 1671 (11:2576) ws 500 castle Hill av xs— to some part of the control of the

Nelson av, 1671, (11:2876) ws, 50 s
Brandt pl, 25x100, 3-sty bk dwg; David
Anderson to Kemp-Jones Realty Co, 949
Ogden av; nftg \$7,500; Jan15'12.

Olmstead av (Jefferson st), (*) es, abt
110 n Unionport rd, runs e100xn155 to ss
Starling (Railroad) av xw50xs105xw50 to
es Olmstead av xs50 to beg; re mtg; Jas
Carney to Starling Realty Co, 1 W 34; Jan
12; Jan15'12.

Oneidn av (12:2025)

Oneida av. (12:3365) ws, 100 s 235th, 50 x 100, vacant; Helen B Rosenbaum to Frank Zambetti, 721 E 218; AL; Dec21'11; Jan12'12. O C & 100

Oneida av. (12:3365); same prop; Adieno Constn Co to same; QC; AL; Jan8; Jan12 nom

12.

Park av, 3414, (9:2388) es, 76.9 s Gouverneur pl, 20.5x104.6x20x99.9, 4-sty bk tnt; Eliz Schwarzler to Emma Schnack, 3414 Park av; mtg \$13,600; Sept15'11; Jan13'12.

O C & 100

Pelham av. 557-9 (Union av), (12:3273) ns, 100 w Hoffman, 50x183 to ss 191st (College av), 4-sty bk tnt & vacant; Angerona E Rice (Powell) et al to Nathan Lamport, 1391 Mad av; QC; Jan5; Jan13 '12.

Pelham av, 557-9; Stephen C Powell to me; QC; Jan3; Jan13'12. nom

same; QC; Jan3; Jan13'12.

Pelham av, 557-9; Florence Powell et al to same; QC; ;Jan4; Jan13'12.

Prospect av, 2354, (11:3114) es, 562.6 n 183d, 18.9x93.4, 2-sty bk dwg; Jennie Kind to Jennie F Page, 790 N Bway, Yonkers, NY; mtg \$8,500; June29'11; Jan15'12.

OC & 100

Park av, 3800-4, (11:2903) nec 171st (No 441) 50x50, vacant; Frances Lagana to Rosaria Lagana, 1604 Purdy; mtg \$4,000; Apr 28'11; (re-recorded from Jan6'12) Jan17'12.

Boot 2015

Post av, nee rd to Westchester, see 203d E, sec Post av.

Post av see 203d, see 203d E, sec Post av.

Post av (*) ws, 100 n 205th, 100x100; re
mtg; Annie C Heil to Warwick Realty &
Constn Co, cor 205th & Barnes av; Jan4;
Jan15'12.

Jan15'12.

Park av, 3800-4, (11:2903) nec 171st ((No 441), 50x50, vacant; Concourse Bldg Co to Taxpayers Realty Co, 1203 Franklin av; mtg \$4,000 & AL; Jan17; Jan18'12.

O C & 100

Powell av, ns, 540 e Pugsley av, see Gleason av, ss, 540 e Pugsley av, see Gleason av, ss, 540 e Pugsley av.

Prospect av, (11:3110) ses 46th, ne 181, 66x150, vacant; Carrie Popp et al EXRS Jno W Popp to Frank C Van Tassel, Jr, 299 13th, Bklyn; Jan18; Jan18'12. 4,000

299 13th, Bklyn; Jan18; Jan18'12. 4,000

Prospect av, (11:3110) same prop; Carrie
Ponn, widow, to same; QC; Jan18'12.

O C & 100

Rider av, 374, (9:2334) es, 113.2 s 142d,
28.3x43.10x25x57; also INTERIOR STRIP,
at cl blk bet 141st & 142d, 7 se Rider av,
runs ne10xse50xsw10xnw50 to beg, 4-sty
bk tnt & strs; Bertha Kaufmann to Ella
W Kramer, 238 W 139; mtg \$10,000 & AL;
Jan15'12.
O C & 100

Road to Westchester, nec Post av, see 203d E, see Post av.

Road to Westchester, nwc Hall av, see 203d E, sec Post av.

203d E, sec Post av.

Southern Blvd, 359, (10:2575) nwc 142d (No 797) 30.10 to sws Port Morris Branch R R, x96.1x72.11x81.10, 5-sty bk tnt & strs; Vincenzo Razzano to Filomena Curzio, 280 Pleasant av; ½ pt; mtg \$38,000; Jan11; Jan 12'12.

OC & 100

Sheridan av, (9:2456 & 2452) es, 300 n McClellan, 50x100, vacant Matthias Strohmenger to Marie Strohmenger his wife, 2066 Newbold av; mtg \$1,200 & AL; Jan 12; Jan13'12.

OC & 100

Southern Blvd. (11:3113) nwc 184th

12; Jan13'12. O C & 100

Southern Blvd, (11:3113) nwc 184th,
37.11x115x37.6x120.11, vacant; Augustus
Gareiss to Gustave Frey, 898 Irvine; Dec
20'11; Jan13'12. nom

Southern Blvd, (11.3113), same prop; Gustave Frey to Augustus Gareiss & Bar-bara his wife, 302 Mosholu Pkway S; B&S; Dec20'11; Jan13'12. nom Starling av, ss, 50 e Olmstead av, see Olmstead av, es, abt 110 n Unionport rd.

Olmstead av, es, abt 110 n Unionport 10.

Stebbins av, 1318, (11:2965) es, at nes
Freeman (No 871) runs n87.5xs124.8xs116.5
to ns Freeman xw113.1 to an angle &nw
along nes Freeman 25.2 to beg, except pt
for Freeman, vacant; Jacob Hirsh et al to
Geo F Weston, 415 W 118; AL; Jan12; Jan
15:12

pofford av, 1260, see Manida, 701.

Spofford av, 1260, see Manida, 701.

Steuben av, (12:3327) c 1 180 n from c 1
210th, runs w130xn50xe130 to c 1 of av x
s50 to beg, except part for av, vacant; also
STEUBEN AV, (12:3327) c 1, 130 n of c 1
210th, runs w130xn25xe130xs25to beg, except part for av; pt 3-sty fr dwg; also
STEUBEN AV, 3411 (12:3327) c 1, 155 n of
cl 210th, runs w130xn25xe130xs25 to beg,
except pt for av; pt 2-sty fr dwg; Herbert
K Stockton (ref) to Jas B Powers, at
Napier av & 236; mtg \$10,000 & AL;
FORECLOSED & drawn; Jan15; Jan16'12. Napier av & 236; mtg \$10,000 & FORECLOSED & drawn; Jan15; Jan16'

\$\frac{4,000}{500}\$

Stebbins av, 1282, (11:2973) ses, 250 n 169th, 26.5x132.10x26.5x131.4, 5-sty bk tnt; 0tto H Albanesius to Paul F Stohn at Jersey City, NJ; B&S; mtg \$26,000; Dec9'11; Jan17'12.

Southern blvd, 1094, (10:2744) es, 205 167th, 35x100, 5-sty bk tnt & strs; Kova Constn Co to Kellwood Realty Co, 8 Hunts Point av; QC & correction dee AL; Jan15; Jan17'12.

Southern blvd, 1094, Kellwood Realty Co to Chas Ley, 1178 Clay av; mtg \$34,000 & AL; Jan15; Jan17'12. nom

Theriot av, (*) es, 100 s Ludlow av, 200x
100; Raymond Page to M M Michelo, Inc, a corpn, 220 Bway; Jan13; Jan17'12. nom

Tremont av, 726, (11:2950) sws, at r Clinton av, 25x99.8x25x99.7, 3-sty fr tn str; Louise T Ramsteck et al, heirs, Jacob Ramsteck to Louise A Ramstewid, 881 E 178; B&S & C a G; mtg \$4,50 AL; Jan15; Jan18'12.

Troy av, swc Baychester av, see Baychester av, swc Troy av.

chester av, swe Troy av.

Trinity av, 823-7, (10:2630) ws, 46 s
160th, 80x102.10, 2 5-sty bk this; Moser
Arndstein to Johanna Zuleger, 336 Beekman av; AL; Jan18'12. O C & 100

Trinity av, 908, (10:2638) es, 275 n 161st,
25x100, 6-sty bk thi; Higgins & Co, a
corpn to Jno Aughton, 916 Trinity av; mtg
\$26,000; Jan11; Jan12'12. O C & 100

Tremont av, sws, at ss Gleason av, see
Gleason av, ss, 540 e Pugsley av.

Tremont av, (*) sec Commonwealth av,
107.9x—x100x71.1, with pts taken for Commonwealth & Tremont avs; Philip Lubetkin to Fredk Behr, 641 E 136; B&S; mtg
\$6,500 & AL; Jan8; Jan12'12. O C & 100

Taylor av, es, 230 n Col av, see Union-

Taylor av, es, 230 n Col av, see Union-rt rd, ws, 199 n Col av.

Taylor av, nec Wood av, see Brown av, 5, 50 n Sagamore.

es, 50 n Sagamore.

Unionport rd, (*) ws, 199 n Col av, 25x—; also TAYLOR AV, (*) es, 230 n Col av, 25x100, except pt for Taylor av; Chas Ringelstein to Louise K wife Chas Ringelstein, 851 E 222; AL; Jan3; Jan15'12.

O C & 100

Union av, ses, at sws 168th, see 168th,

Union av, 619, (10:2664) nwc 151st, 25x 100, 3-sty fr tnt & str & 1-sty fr str in st; Abr Steinan et al; EXRS, Simon E Bernheimer to Jacob Gottlieb & Herman Rubin, both at 64 E 104; ½ pt; AT; mtg \$7,500; Jan16; Jan1712.

Union av, 619; Max E Bernheimer to same; ½ pt; AT; mtg \$7,500; Jan16; Jan 17'12. O C & 100

1712. O C & 100
Union av, 1094, (10:2680) nec 166th (No
815) 40x100, 5-sty bk tnt & strs; Lombardy Realty Co to Max Hofmann, 412 W
148; B&S; mtg \$52,000 & AL; Jan5; Jan17
'12. O C & 100

Verio av, 4270-S, (12:3397) nec 235th (Nos 511-3) 110.2x88.10x100x135, 7-2-sty bk dwgs; Brown-Weiss Realties to Geron Consta Co, 32 Union sq; mtg \$42,600; Jan 17'12.

Valentine av, (*) ws, 100 s Fairmount av, 25x100; Sidney B Hickox to Patk Manning, 1872 E 177; Jan13; Jan17'12.

Vyse av, 1538, (11:2996) es, 375 s 173d, 50x100, 5-sty bk tnt; Sophie Olson to Nelson Black Constn Co, 1829 Barnes av; B&S & correction deed; AL; Jan5; Jan13'12. nom

Vyse av, 1538, (11:2996) es, 375 s 173d, 50x100, 5-sty bk tnt; Nelson Black Constn Co to Nellie Burnop, 693 Prospect av; Dec 18'11; Jan13'12.

18'11; Jan13'12.

Virginia av, ws, 263 s Westchester av, see Brown av, es, 50 n Sagamore.

Westchester av (*) ses 51 sw Parker, 40 x100, owned by party 1st part; also LOT adj above on nes owned by party 2d part; Boundary line agmt; Richd Powers, 2316 Westchester av with Sarah D Munn, 2284 Westchester av vith Sarah D Munn, 2284 Westchester av, Octl1'11; Jan13'12, nom Whitlock av, 957, (10:2735) ws, 180 n Barretto, 20x100, 3-sty bk dwg; Nelly F wife of & Michl J Tully to Michl Meehan, 957 Whitlock av; mtg \$6,500; Jan12'12.

Westchester av. (*) nec Grace av, 130x 67.11x130x67.4, except part for Glover; Commercial Finance Co at Poughkeepsie, NY to Glover Constn Co, 16 Court, Bklyn; Jan10; Jan12'12. O C & 100

Washington av, 1174-6, see Washington

av, 1170-2.

Westchester av, nec Washington av, see Washington av, nec Westchester av.

Westchester av. (*) sec Castle Hill av, 51.9x161.10x18.5x157.6, except pt for Westchester av, Westchester; Jennie E Brolles to Mary M Henning, 2216 Newbold av; B&S & Ca G; Dec29'11; Jan15'12.

nom Westchester av. (*); same prop; Mary M Henning to Charwyn Realty Co, 135 Bway; mtg \$23,500; Jan13; Jan15'12.

OC & 100 Wellman av, (*) ns, 125 w Mayflower av, 25x100, Westchester; Robt E Walker et al to Otto A Nilson, 1160 Hoe av; Jan13; Jan15'12.

OC & 100 Weood av, nec Taylor av, see Brown av.

Wood av, nec Taylor av, see Brown av, es, 50 n Sagamore.

Washington av, (*) nec Westchester av, 167.6x100x169.5x100, except pt for Westchester av; Geo Costar to Zerega Realty Co, 1922 E 177; mtg \$8,000; Jan13; Jan15'12.

Washington av, 1099, (9:2388) ws, 96. de 166th, 24.3x150, 2 & 3-sty & b fr dwg Sumner Gerard, ref to Knickerbocke Trust Co, 358 5 av, TRSTE Wm McClena an; FORECLOS, Nov15'11; Jan12; Jan1

Washington av. 2047, (11:3036) ws, 360.10 s 180th, 25x142.6, 4-sty bk tnt; Rose M Kurr, of New Rochelle, NY, to Wm A Townen, 1510 Roselle; mtg \$11,000; Jan11; Jan15'12.

Jan15'12. nom

Washington av, 1170-2. (9:2372) es, 65 n
167th, 41.8x127.1x41.8x127, 6-sty bk tnt;
also WASHINGTON AV, 1174-6, (9:2372)
es, 106.8 n 167th, 41.8x127.1, 6-sty bk tnt;
Cream City Holding Co to Commercial Information Co, 42 Bway; AL; Jan15'12. nom

White Plains av, (*) nwc 236th, 71x143x
86x—, except pt for White Plains av, Eastchester; Geo Bruning to Fredk C Fischer,
3582 3 av, & Philip H Fischer, 585 E 169;
½ R, T & I; Nov8'11; Jan12'12. O C & 100

Washington av, 2170. (11:2049) es 287.8

Washington av. 2170. (11:3049) es, 28 to 15:4 to 16:5 to 16:5

Westchester av. (*) sec Ferris pl. 89.4x 22.11x92.7x28.1, Westchester; Rosa Nathan et al EXRS Marcus Nathan to Jacob Rup-pert, a corp. 1639 3 av; mtg \$14,000; Jan 8; Jan16'12.

Webb av, 2446, (11:3219) ses, 200 ne Devoe ter, 50x100x43x100, 2-sty fr dwg; Richd C Allez to Phelan Bldg Co, 45 Bway; AL; Jan12; Jan16'12. O C & 100

C Allez to Phelan Bldg Co, 40 Dway, 100 Jan12; Jan16'12.

O C & 100

West Farms rd, 1529, late road from West Farms to Hunts Point (11:3014) ws, 42.7 n 172d, —x144.5x87x115.1, deed reads lots 13 & 14, map Hedger Farm at West Farms, 100x197x82.6x193, except strip 50 ft wide off west end of iots 13 & 14 & 3 ft right of over strip on ns to burying ground & except part for West Farms rd, 3-sty fr dwg, 1-sty ext, vacant; Alex Lumley to Jno Bottomley, 27 Wm & 254 W 132; B&S; Nov7'11; Jan13'12.

O C & 100

West Farms rd, 1481, see Boone av, nwc 1st or Drainage.

Washington av. 1735, (11:2907) nwc 4th (No 465), 25x90, 4-sty bk tnt & strs; Illie & Herman E Flisser, EXRS Adolph lisser to Tillie Flisser, 233 E 10; AL; Jan ; Jan18'12.

Webster av, 1326, (11:2893) es, 158.3 169th, runs e65.9xne2.8xe23.8xn— to 195.7 n 169th xw90 to av xs37.4 to beg, sty bk tnt & strs; Mumford W Lyon City Real Estate Co, 176 Bway; mtg \$2 500; Jan18'12.

Westchester av. (*) nws, at nes Zerega av. 100x100; Frank M Clendenin to Chas E Devermann, 2220 Houghton av; mtg \$10,000 & AL; Jan18'12. O C & 100

West Farms rd, 1481, late road from West Farms to Hunts Point, (11:3013) old ws, abt 150 s 172d, also at s l land Nathan Hulet, 27x90x25x100, except pt for West Farms rd, 1-sty fr dwg; re mtg; Manhattan Mtg Co to Viau Land Co, 140 Nassau; Jan5; Jan12'12.

Zerega av, nes, at nws Westchester av, see Westchester av, nws, at nes Zerega av.

Interior strip, (9:2334) begins 141.5 s
142d & 43.1 e Rider av, runs n25xe0.4xs25
xw1 to beg; Julius Braun to Ella W Kramer, 238 W 139; AT; QC; AL; Jan15'12.

O C & 100

Interior lot, (11:3225) 82.4 e Loring pl 647.9 s Fordham rd, runs e16.10xn6.4xw .4 to beg; Wm D Peck to Kath C Kasser, 60 Crotona av; AL; Sept26'11; Jan16'12.

60
Interior lot (11:3111), 100 e Mapes av & abt 25 s 181st, runs e45.2xs66.1xw45.2xn 66.1 to beg, vacant; Kath C Kasser to Henry Harms, 2124 Mapes av; Jan8; Jan 16'12.

16'12. nom
Lots 1607, 1010, 1011, 1014, 1015, 1129,
1121, 1126 to 1128, 1227 & 1240 map Gleason prop, see 177th E, es, 200 s Ludlow av.
Lots (*) 491 & 492, map Western portion of Benson Est, Throggs Neck; Ray Reiter to Saml L Marcus, 1032 2 av; mtg \$270;
Apr10'08; Jan18'12. O C & 100

Apr10'08; Jan18'12. O C & 100

Lots 956, 957, 984, 985, 1122, 1130 to 1134
& 1140, map Gleason prop, see 175th, E,
ws, 106.8 s Watson av.

Lot 396, map (1084 in West Co) of 368
lots, part Seton Homestead at Westchester; Frank Danahy to Matthew Danahy,
5189 Bway; Mar12'06; Jan16'12. 400

Plots (*) B & C map Gleason prop; Eliz
Dietrich to Vernal Realty Co, 760 St Anns
av; AL; Jan10; Jan12'12. O C & 100

LEASES

Under this head Leases recorded, Assignment of Leases and Leasehold Conveyances will be found. The expressed consideration following the term of years for which a lease is given means so much per year.

Borough of Manhattan.

JAN. 12, 13, 15, 16, 17 & 18.

Allen st, 5, (1:293), all; Greshan Hausman & ano to Israel Perlow, 118 Ludlow; 5yf Jan1; 5y ren; Jan15'12. 3,500

Barrow, see Greenwich, see Greenwich, ec Barrow.

¹Clinton st, 177, (1:313) n str & b; Barnett Lerner to Jacob Goldberg, 177 Clinton; 5yf May1; Jan18'12.

Centre st, 58, (1:166), 2d, 3d & 4th lofts; J Fitzgerald Co to H B Hardenberg & O, 58-60 Centre, composed of Chas J Tiensch & Hy B Hardenberg; 5yf May1'08; an18'12.

January 20, 1912.

Jan18'12. 2,000
'Chrystie st, 216, (2:422) so str & b; Vincenzo Messineo to Carmela Magnano, 216
Chrystie; 3yf Aprl'13; Jan16'12. 660
'Delancey st, 120, (2:353) str & b; Herman Finkelstein to Benj Spiegel, 50 or 56
Av A & ano from Jan1'12 to Apr30'14; Jan 13'12. 1,400 to 1,600

13'12. 1,400 to 1,600

1Delancey st, 162-4, (2:348), str & b;
Morris Weinstein & ano to Louis Wildman, 152 Delancey; f Jan1 to Apr30'21;
Jan15'12. 2,400

lEssex st, 80-2, (2:352); agmt as to ext f Ls for 2yf Marl; E M Realty Co with Annie Kirschenbaum; Jan2; Jan15'12.

IFranklin st, 176-80, (1:187); conditional asn Ls to secure payment for services of \$1,750; Channel Realty & Constn Co to Isidore D Morrison, 1975 7 av, & Jacob R Schiff, 18 E 120, firm Morrison & Schiff, 20 Bway; Oct14'11; Jan15'12. nom IGreenwich st, 177, (1:61) str & b; asn Ls; Josephine Pfau to Oscar M Reed, 699 Eastern Pkway, Bklyn; Dec5'11; Jan17'12. nom

Grand st, 292½ (2:413) all; Max Fertig to Louis & Max Lehman, 292½ Grand; 5yf May1; Jan17'12; taxes in excess of year 1914 & 2,100

1914 & 2,100

Greenwich st, (2:603) see Barrow, 100.3x
98.4x100.5x104.1, all; St Johns Park Realty
Co to A Klipstein & Co, 82 Beaver; 21yf
Apr30; Jan18'12. taxes, &c, & 18,000

Greenwich st, 23S, (1:128) swc Park pl,
str, 15x27.6, & b 7x17; Geo H Stege & ano
to Western Union Telegraph Co, 195 Bway;
5yf May1 (5y ren); Jan18'12. 1,200

Grand st, 265, (1:305) str & b; Jacob
Weisberger to Louis Rosenberg, 996 Tiffany; f Feb1 to May31'15; Jan18'12. 2,400

'Murray st, 55 (1:133) all; 5yf May1 at \$4,000 per annum; also WARREN ST, 55, all, from May1'14 to May1'17, at \$5,250 per annum; Cortlandt de P Field et al TRSTES Jno W Hamersley to Motor Car Equip Co, a corp, 55 Warren; Jan13'12; terms, &c, as above.

above.

Monroe st, 33, (1:276) str & b; Louis Tekulsky to Carmelo Cordarro, 33 Monroe; 5yf Mayl'11; Jan16'12. 660

Park pl, 18, see Park pl, 14-6.

Park pl, 14-6. (1:123), ss, 150.1 e Church, 47.2x75.3x47.5x74.8; also PARK PL, 18, (1:123); asn two Ls; Gabriel Abukalil to Merchants Exchange Natl Bank, 257 Bway Oct19'10; Jan13'12. nom

¹Park pl, 14-6 & Park pl, 18, (1:123); asn two Ls; Kaliis Restaurant to Merchants Exchange Natl Bank, 257 Bway; Oct18'10; Jan13'12. nom

Park pl, 14-6, (1:123), ss, 150.1 e Church, 47.2x75.3x47.5x74.8; asn Ls; Gabriel Abukalil & Kalils Restaurant to Merchants Exchange Natl Bank, 257 Bway; Dec16'11; Jan13'12.

Park pl, swc Greenwich, see Greenwich,

¹Roosevelt st, nwc Water, see Water, 322.

¹Roosevelt st. 6, (1:117), ½ str nearest to Park Row; Raffaele Pavero to Sing Lee, 6 Roosevelt; 3yf Jan1; Jan18'12. 420

¹Suffolk st. 78, (2:347), & DELANCEY ST, 149-51, asn Ls, bill of sale, &c; Jno Paley to Harry Cohen, 79-81 Forsyth; Jan15; Jan 18'12. 1,000

¹Stanton st, 233, (1:215) str & b; Jos Gold & ano to Chas Tishman, 11 Attorney; 3yf May1; Jan16'12. 1,600

"Vesey st, 53, (1:85), str; asn Ls; Leonard Stroebel & ano to Wm Moenter, 115 E 82, & ano; Jan12; Jan15'12. non

Water st. 322. (1:109) nwc Roosevelt, 113-17, 22x60, all; The Jacob Hoffmann Bwg Co to Henry Mahlmann, 117 Roosevelt; 10 yrs & 20 days f Jan10; Jan12

¹Warren st, 55, see Murray, 55.

¹10TH st, 23 W, (2:574), all; Helen Adams to Frank R Ford, 32 W 11; 3yf Oct 1'11; Jan15'12.

¹13TH st E, see Av A, see Av A, 208.

¹13TH st, 333-5 E, (2:455), sur Ls; Nathan Bloom to Herman Brill, 629 W 135, & Israel Brill, 95 Division av, Bklyn; AT; Jan16 Jan18'12.

16TH st, W, nwc 9 av, see 9 av, 89.

197H st, W, nwc 6 av, see 6 av, nwc 19.
197H st, 142 W, (3:794) str & b; Jno Mc-Cann to Dedrich Dede, 108 Bay 28th, Bklyn; 10yf Feb1; Jan17'12. 1,500 & 2,000

Cann to Dedrich Dede, 108 Bay 28th, Bklyn; 10yf Feb1; Jan17'12. 1,500 & 2,000 \(^{1}25TH \) st W, nwc 9 av, see 9 av, 249-51. \(^{1}25TH \) st, W, nec 7 av, see 7 av, 263. \(^{1}29TH \) st, 401 W, see 9 av, 333. \(^{1}32D \) st E, nwc 1 av, see 1 av, 557. \(^{1}32D \) st, 9 W, (3:834) ns, 25x98.9, all; Margt I Hoyt to Timothy D Healy at Larchmont, NY; 21yf Nov1'11; Jan13'12. taxes, &c, & 5,500 to 8,156.25 \(^{1}133D \) st, 51-3 W, (6:1731) re asn Ls; Wm Zoll to Baruch Schneider, 110 W 137; AT; mtg \$1,000; Jan12; Jan17'12. nom '34TH st, 124 E, (3:809) asn Ls; Isabelle G Watts to David C & Isabelle A Watts, all at 125 E 57; AT; Jan12; Jan13'12. nom '138TH st, 48-56 W, (3:839) ss 104x98.9. all, landlord to erect 12-sty loft bldg; Michl Coleman to Julius Libman, 255 W 108; 10yf Feb1'13; (10y ren); Jan12'12. taxes, &c, & 45,000 \(^{1}42D \) st W, swc 7 av, see Bway, 42d &

142D st W, swc 7 av, see Bway, 42d &

142D st W, see Bway, see Bway, 42d &

142D st, 137-43 E, see Lex av. 395-413.

¹**42D st, 17 W** (5:1258-26) office 204; Walter J Salomon to New Amsterdam Realty Co; 5yf Jan1'10; Jan16'12. 1,650 to 1,800 143D st, 130-40 E, see Lex av, 395-413.

RECORD AND GUIDE

¹⁴3D st, 130-40 E, see Lex av, 3490-413.

¹⁷4TH st E, nec 1 av, see 1 av, 1426.

¹⁸3D st W, sec Ams av, see Ams av, 477.

¹⁹5TH st, 73 W, (4:1209), all; Henry M
Toch to Margt Lysaght, 73 W 95; 3vf May

¹11; Jan15'12.

¹100TH st W, nwc Col av, see Col av, 820.

¹100TH st W, nwc Col av, see Col av, 820.

¹103D st, 234-6 E, (6:1652), all; Morris Beck to Morris Grossman, 242 E 104; 3y & 15 days f Jan15; Jan15'12. 4,764

1125TH st E, swe Park av, see Park av, 1808-16.

1808-16.

1140TH st, 62 W, (6:1737), all; Henry Rosenstein to Jew Wing & Chue Quon both at 31½ Pell; 5yf Feb1; Jan15'12.

3,700.

185TH st, 552-4 W, (8:2157) sur Ls; Henry Segall to Theo Simon, 201 W 117; Jan11; Jan12'12.

Jan 17; Jan 12 12. nom

'Av A, 208, (2:406) sec 13th; str & b; Yettie Salzman to Demarco Casper, 208 Av A;
5yf Mayl'11; Jan 17'12. 1,440

Av B, 133, (2:391) stoop fl & b; Belle
Everson to Simon D Ehrlich, 133 Av B;
2yf Augl'11; Jan 17'12. 480

Amsterdam av, 477, (4:1213), sec 83 str; asn Ls; Fredk Schmidt to Wm Schmidt, 477 Ams av; Jan11; Jan15'12.

nom

1 Amsterdam av, 477, (4:1213); asn Ls; Wm H Schmidt to Geo C Herrel, 483 Ams av; AT; Janil; Jani5'12.

1 Broadway, 1845-7 (4:1113), all; Upright Co to Geo W Rector & Jno B Mally, 1845 Bway; 20yf Mar1; Jani5'12.

taxes, &c, & 16,000 to 22,000

1 Broadway, (4:994) 42d & 7 av, "Heidelberg Bldg" leasehold; agmt that committee will collect rents & apply income profits, &c, to payment of ground rents. taxes, interest, due on bonds for \$300,000, &c; J F Arnold, A L Bell, W G McCune, Jno J Cushing & Kenneth McEwen as Committee bet Lankershire Realty Co the N Y Trust Co as depository; Knickerbocker Trust Co as trste party 1st pt, with The Lankershire Realty Co, party 2d pt & Ernest H Fleischmann Co, 1465 Bway; party 3d pt (also recorded in mtgs; Dec 18'11; Jani6'12.

1 Bowery, 374, (2:544) all; Wm H Blain

¹Bowery, 374, (2:544) all; Wm H Blain & ano, EXRS, &c, Saml Frost to Morris Simon, 374 Bowery; 45-12yf Decl'11; Jan 17'12.

¹Bowery, 64 & 64½, (1:203) re asn Ls; Jno D Haase to Morris Markel, 64 & 64½ Bowery; AT; mtg \$1,800; Jan16; Jan1712

¹Columbus av, S20, (7:1855), sur Ls; Patk J Doyle to Danl Buckley, 253 Col av; AT; Jan17; Jan18'12.

Jan17; Jan18'12.

1Columbus av, 820, (7:1855) nwc 100th, str & front c; Danl Buckley to Patk J Doyle, 68 W 70; 9 8-12yf Feb1; Jan18'12.

2,800 to 3,000

1Lexington av, 395-413, (5:1297) nec 42d (Nos 137-43) runs n200.10 to ss 43d (Nos 130-40) xe205xs28.7xsw along former cl Old Eastern Post rd, — to ns 42d, xw 167.2 to beg, all; lessee to alter into lofts, &c; Cooper Union for the Advancement of Science & Art to Wm H Reynolds, 648 2d, Bklyn; 21yf May1'32; Jan16'12.

terms as per agmt & valuation

1Lenox av, 490 (6:1732) 2, 3, 4 & 5 fls; Geo Cohen to Chu Kow, 92 W 134; 5yf Feb1'12; Jan12'12.

1Park row, 115, (1:119), all; Estate

Park row, 115, (1:119), all; Estate Chas F Hoffman, Inc to J M Horton Ice Cream Co, 115 Park row; 5yf May1'11; Jan12'12.

Jan12 12. 1,850

¹Park av, 1808-16, (6:1749) swc 125th, 100.11x90, all; Wilmurt Realty Co to Claus Bohling, 286 Convent av; 25y3½mos f Jan 15; Jan16'12, taxes, &c, & 12,000 & 14,000

¹IST av, 2201, (6:1684) asn Ls; Pietro Spadafora to Rocco Bonofiglio, 317 E 112; mtg \$1,681; Jan12; Jan17'12. nom

¹IST av, 557, (3:938) nwc 32d, str & pt c; Agnes L Looram to Thos Dolan, 132 E 124; 3yf Feb1; Jan16'12. 720 & 780

¹IST av, 1426, (5:1469), nec 74th, str &

¹**1ST av. 1426**, (5:1469), nec 74th, str & ; Wm Klapper to Wm & Carl Stutz, 1441 av; 5yf May1; Jan15'12.

¹2D av, 2218, (6:1685), 4-sty bldg; Abr Cohn to Domenico Rega, 2218 2 av; 5yf Jan6; Jan15'12. 1,800

12D av, 1610, (5:1546) asn Ls; Michl Gutting to Jacob Hofmann, 232 E 89; AL; Jan nom

12D av, 1602, (5:1546) n str & b & 5 rs 2d fl; Christian Goetz to Henry Nembac 5yf Octl'10; Jan18'12.

¹3D av, 1387, (5:1433) str; Lester Feigenblatt to Jno Werle, 1375 3 av; 5yf May1; Jan18'12.

Jan18'12. 900

13D av, 1939, (6:1656) str & pt c; Chas E McManus, TRSTE Eliza McManus to Guiseppi D & Romeo D Antoni, both at 231 E 105; 10 2-12yf Mar1; Jan18'12.

13D av, 969, (5:1331), asn 2 Ls; Claus H Steffens to Gustav Schretzmann, 200 E 58; Jan15; Jan18'12. nom

13D av, 136, (3:870); sur Ls; Abr Luster & Louis Euchler to Harrison K Bird at Dresden Township, Washington Co, NY; Jan6; Jan12'12. nom

13D av, 1894. (6:1632) asn Ls: Hannah

13D av, 1894, (6:1632) asn Ls; Hannah King to Moses Israel, 1892 3 av; AT: Apr 17'11; Jan12'12. O C & 100

17'11; Jan12'12.

13D av, 741, (5:1320) str. &c; Thos G
McFarland to Obermeyer & Liebmann, 59
Bremen, Bklyn; 10yf May1'17; Jan15'12.
3,000 & 3,200

15TH av, 137. (3:849) ses, 28.9 n 20th, 28.9 x112, with rights to alley to 20 ft; asn Ls; Troy Realty Co to Henry Corn, 667 Mad av; mtg \$105,000; Jan15; Jan17'12.

O C & 100

16TH av, (3:795) nwc 19th, 63.8x153.3, asn Ls; Simpson Crawford Co to Simpson Realty Co, 309 6 av; Dec20'11; Jan12'12. O C & 100.

16TH av, 616 (3:838); asn Ls; Jacob R rode to Michl Pfeiffer, 1279 3 av, & G Seewald, 1616 3 av; mtg \$60,000; Jani Jani5'12. Jacob Ru

¹6TH av, 467-9, (3:804), str & b; I Trinz to Jules C Cerf, 104 Reade; 1yf 1'11; Jan15'12.

2,100

17TH av, swe 42d, see Bway ,42d & 7 av.

17TH av, 263, (3:801) nec 25th; main bldg, but not including extension, str, &c, No 171 W 25th; Emma E Horn & ano to Jas McCann, 171 W 25; 19-12yf; May1; Jan17'12.

3,500

3,500

17TH av, 106-10, (3:766) 3d loft; 106 7th Av Co to Read Printing Co, on premises; 15yf Mayl'11; Jan18'12. 2,000 to 3,300

1STH av, 249-51, (3:746); asn Ls; Ivers Batchelder to Rose R Adams, 411 W 18; Jan15; Jan16'12. nom

"STH av, 249, (3:746) str & b & 1-sty bldg on rear; Laura M Moore to Ivers Batchel-der, Washington Valley road, Morris Township, Morris Co, NJ; 5yf Mayl'11; Jan 16'12. 1,700

¹STH av, 2465, (7:1956) str & b; Matthew Dexheimer to Jas J Reilly, 2528 8 av; 5yf May1; Jan12'12.

May1; Jan12'12. 900

19TH av, 333, (3:727), nwc 29th (No 401), all; Patk G Tighe to Michl F McCourt, 333 9 av; 5yf Jan1; 5'yz ren; Jan15'12. taxes in excess of year 1911 and 2,100

19TH av, 249-51, (3:723) nwc 25th; asn two Ls; Jas Marshall to Reuben P Douglass at Foxchase, Phila Co, Pa; mtg \$10,-075; Jan15; Jan17'12. nom

19TH av, 89, (3:714) nwc 16th; re asn Ls; Arthur G Freeland to Eugene Boissonnade, 214 W 25; AT; mtg \$4,000; Jan11; Jan17'12. nom

110TH av, 877, (4:1086), s str fl & pt b; P C & Fredk Eckhardt to Ignatz Frankel, 877 10 av; 5yf Jan1; Jan18'12. 660

LEASES Borough of the Bronx.

Elsmere pl, ns, 300 w Marmion av, see remont av, ss, 300 w Marmion av.

134TH st E, sec Willis av, see Willis av,

¹136TH st, E, nwc 3 av, see 3 av, 2491. ¹Brook av, 464, (9:2272) asn Ls; Pastime Amusement Co to Fredk Mayer, 466 E 34; Jan10; Jan16'12. nom

¹⁸Prook av, 464. (9:2272) asn all rights, ptions, &c. under lease, agmt recorded fov29'11; Pastime Amusement Co to Fredk Iayer, 466 E 134; Jan10; Jan16'12. nom

Mayer, 466 E 134; Jan10; Jan16'12. nom

'Castle Hill av, sec Westchester av, see
Westchester av, sec Castle Hill av.

'Southern Blvd, 463, (10:2582) asn Ls;
Jno J Mahon to Wm Roepcke, 300 W 119;
mtg \$2,200; Jan16; Jan17'12. nom

'Tremont av, (11:2956) ss, 300 w Marmion
av, 25x200 to ns Elsmere pl; all; Benfra
Realty & Holding Co to Chas A Goldrever,
947 E 156; 5yf Feb1 (4 9-12y ren at \$2,750); Jan17'12. 2,300 & 2,500

'Westchester av (*), sec Castle Hill av; sobrn of Ls to mtg for \$19,000; Fredk Pape, 2167 Gleason av, & Herman Schaar, 45 E 128, with J Henry Alexandre, at Fort Wadsworth, B of R, et al, TRSTES Jno E Alexandre; Dec9'11; Jan15'12. nom

'Westchester av (*), sec Castle Hill av; sobrn of Ls to mtg for \$19,000; Jerome B Buese, 368 E 159, with same; Dec9'11; Jan 15'12.

Buese, 368 E 159, with same; Bees 17, on 15'12.

'Washington av, 996, (9:2369), all Wm Roland to Nicholas Lukin, 967 Washington av; 5yf Feb1; Jan15'12.

'West Farms rd, 1525, (11:3014) all; Jno Bottomley to Edw Lumley on premises; 4 mos from Decl'11; Jan13'12. per month \$10

'Willis av, (9:2278) sec 134th, 100x40, Hotel Willison; Reserve Realty Co to Bronx Bath & Hotel Co, 400 E 134; 20 yf Jan1; Jan16'12.

taxes in excess of 1911 & 5,000 to 7,000 '3D av, 2491, (9:2320) nwc 136th; str & rooms on 1st fi; Farmers Loan & Trust Co, TRSTE Jno Demarest to Harry Golding, 2 W 120; 3yf; Sept1'11; Jan17'12.

480 to 720

MORTGAGES.

MORTGAGES.

NOTE.—The arrangement of this list is as follows: The first is the description of the property, then follows the date when the mortgage was drawn, and the following date is when the mortgage was recorded; when both dates are the same only one is given; then the term of the mortgage follows. The first name is the mortgage, and last the amount. The general dates used as headlines are the dates when the mortgage was handed into the Register's office to be recorded.

Whenever the letters "P.M." occur, preceded by the name of a street, in these lists of mortgages, they mean that it is a Purchase Money Mortgage, and for fuller particulars see the list of transfers under the corresponding date.

Mortgages against Bronx property will be found altogether at the foot of this list.

Borough of Manhattan.

Borough of Manhattan.

JAN. 12, 13, 15, 16, 17 & 18.

mAllen st, 172, (2:416) es, 75 s Stanton, 26.6x87.6; pr mtg \$23,000; Jan15'12, 5y6%; Isaac Langer & Nathan L Fischer to Ray Silverman, 1830 Clinton av. 4,250

mAllen st, 90-2, see Broome, 274.

mBroome st, 274, (2:414) nec Allen (Nos 0-2), 22.4x75; ext of \$41,000 mtg to Dec1 16 at 5%; Oct26'11; Jan17'12; Aaron nom

'16 at 5%; Oct2011, January, nom Cohn with Sarah R Mann. nom mCanal st, 324, see Mad av, 1261.

mCannon st, 68-74, (2:328) see Rivington (Nos 291-3), 100x50; PM; Nov24'11; Jan 17'12, due Jan 17'13, interest as per bond; Abr Michelson of Coytesville, NJ, to Edw S Clark, Cooperstown, NY, et al. 40,000 mClarkson st, 66-72, see West 350-2.

mClarkson st, 66-72, see West 350-2.

mCathedral Pkway, (7:1864) ss, 150 w Col av, 100x100; bldg loan; Jan11; Jan12'12; 5y 6% until completion of bldgs & 5% thereafter; Old Lyceum Bldg Co to Title Ins Co, NY.

mCathedral Pkway, (7:1864); same prop; certf as to above mtg; Jan11; Jan12'12; same to same.

mCathedral Pkway, 201, see 7 av, 1800.

mChristopher st, S6, (2:591) ext of \$4,000
mtg to Jan1'17 at 5%; Dec21'11; Jan16'12;
Lawyers Mtg Co with Jos H Gilman. nom mCanal st, 179, (1:204) ns abt 45 e Mott, 20.10x99.9x20.10x99.8; Jan12; Jan16'12; 3y 4½%; Jno G Kinkele to German Savgs Bank, 157 4 av.

mDelancey st, 120, (2:353), str Ls; Jan11; Jan15'12, due Dec10'13, 6%; Benj Spiegel & Irving Rodbart to Jacob Mandel, 25 Grove av, Rockaway Beach. 2,492.48

av, Rockaway Beach. 2,492.48

***East Brondway, 147, (1:283) ss, 200 w
Rutgers, 25x75; PM; Jan11; Jan13'12, due, &c, as per bond; Pride of Jerusalem School a corpn to Isser Reznik & Meyer Smolowitz, 83 Eldridge.

**Forsyth st, (1:301) es, 100 n Canal, 25x 100; Jan15'12, 5y4½%; Pauline Cohen to German Savgs Bank, 100 E 14. 20,000

***Grand st, 137-9, (1:233) ss, 50 e Crosby, 35.11x80; Jan12'12; 3y5%, 133 W 19th St, a corpn to N Y Trust Co, 26 Broad, 61,500

Grand st, 137-9; certf as to above mtg; n12'12; same to same.

Jan12'12; same to same.

"Grand st. 137-9; sobrn agmt; Jan12'12; same & Abel King & Isaac Schorsch with nom

same.

"Goerek st, 62, (2:323) ext of \$16,000 mtg
to Janl'15 at 5%; Janl0; Janl2'12; Marshall C Bacon with Jennie Gordon, 2026
7 av; Sarah Levy, 36 W 115 & Sophia
Gruenstein, 60 W 95.

^mGreenwich st, 198, (1.83) ws, abt 75 s Vesey, 25x78x25.2x85.2; Jan13; Jan16'12, due Nov18'14; 5%; Emma L Smith wid, 237 W 70 to Thos R McNell, 106 W 75. 2,000

W 70 to Thos R McNell, 106 W 75. 2,000 mGrand st, 415½-7. (1:314) ext of \$38,000 mtg to Dec14'16 at 5%; Dec20'11; Jan16'12; Lawyers Mtg Co with Gussie Weiner. nom mGreenwich st, 60, see Greenwich, 58. mGreenwich st, 58. (1:18) ws, abt 185 n Morris, 26x108.10x25.9x109.2; also GREEN-WICH ST, 60, (1:18) ws, 401.3 s Rector, runs w168.4 to Washington (No 61) xs23.4 xe58.4x44xe108.11 to Greenwich xn26.1 to beg; also PEARL ST, 16, (1:9) ss, 114.8 w Whitehall, 31.8x108.8x34x109.3; 1-14 pt; AT.Jan16; Jan18'12, due Jan1'14, 6%; Edgar F Mason, 561 W 181, to Jas T Padgett, 616 W 180. mHouston st W. (2:515) swc. Wooster, 50x

mHouston st W, (2:515) swc Wooster, 50x 95; certf as to bldg loan mtg for \$20,000; Jan16; Jan18'12; Fluri Constn Co to Edgar N Sidman.

N Sidman.

"Houston st, 65-7 W, (2:515) swc Wooster (No 159), 50x95; pr mtg \$175,000; Jan16; Jan 17'12, installs, 6%; Rachel Goldman, Co, 1334 St Nicholas av to Edgar N Sidman, 478 Centre, So Orange, NJ. 20,000

mHouston st, 65-7 W, sobrn agmt; Jan15 Jan17'12; Jno Whalen et al trstes with

same.

**Menry st, 204, (1:270), ss, 23.9 w Clinton, 23.9x100; PM; pr mtg \$16,000; Jan16; Jan17'12; installs, 6%; Rachel Goldman, 220 Henry to Jos Barsky, 106 Hewes, Bkry, 9,000

mHudson st, 250-2, (2:578) es, 22.8 n Broome, runs n41.6xe70xn21.4xe10xs62.1xw 80 to beg; Jan12; Jan15'12, demand, 6%; B B Davis Realty Co to City Mtg Co, 15 Wall.

"Hudson st, 250-2; certf as to above mtg; Jan12; Jan15'12; same to same.

"Lewis st, S3, (2:329) ws, 200 n Rivington, 25x100; pr mtg \$16.500; Jan11; Jan13'12; 3y6%; Herman or Heiman L Kuhl, 83 Lewis to Jacob Roth, 1182 Wash av. 3,500

mLeroy st, 111, (2:602) ns, 120 w Hudson, 20x100; ext of \$5,000 mtg to Mar21'17 at 5%; Jan15; Jan17'12; Frances wife Jno H Cramer with Aug Albert.

mMonroe st, 128-28½, (1:256) ss, 120.11 e Rutgers, 29.8x100; Jan16'12, due, &c, as per bond; Jacob Richman of NY & Frank Lipp-man of Bklyn to Title Guar & Trust Co.

moak st, 29, (1:111) ss, abt 100 e New Chambers, 25.6x62; pr mtg \$12,500; Jan15 '12, 2y66'; Frank Torregrossa, 1365 69th, Bklyn, & Guiseppe & Rosario Torregrossa, 88 Oliver, to Thos Tortorice, 33 Oliver,

mPearl st, 16, see Greenwich, 58.

"Roosevelt st, 113-7, see Water, 322.

mRivington st, 297-9, (2:328) ext of \$42,-000 mtg to Dec31'16 at 5%; Dec27'11; Jan 16'12; Lawyers Mtg Co with Wm H Schmohl.

mRivington st. 295, (2:328) ext of \$42,000 mtg to Dec31'16 at 5%; Dec27'11; Jan16'12; Lawyers Mtg Co with Wm H Schmohl.

mRivington st, 291-3, see Cannon, 68-74.

mRivington st, 244, (2:339); ext of \$25,000 mtg to Aug1'14 at 5%; Nov1'11; Jan18'12; Eleanor E Wigand with Rachel Wolff, 1 Willow, Bklyn, & Peter Morres, at Great Northern Apartment House, c 161st & Westchester av.

"Sheriff st, 98-100, see Stanton, 257.

"Stanton st, 98-100, see Stanton, 257.
"Stanton st, 257, (2:334) sec Sheriff (Nos 98-100), 24.10x75; ext of \$38,000 mtg to Jan8'15 at 5%; Dec21'11; Jan16'12; Christine G Openhym et al trstes Adolphe Openhym with Sarah Konovitz.

mWater st, 322 & Roosevelt st, 117, (109) asn Ls & chattels by way of mtg secure \$3,000 at 6%; installs \$150 month Jan10; Jan12'12; Henry Mahlmann to M Bartmer, 2283 3 av as extrx, Geo A D Ba

mer.

"Water st, 322 & Roosevelt st, 117, (1:109), asn Ls & chattels by way of mtg to
secure \$4,000 at 6% on installs of \$150 on
Oct10'13 & monthly thereafter; pr mtg
\$3,000; Jan10; Jan12'12; same to same. nom

"Water st, 322, (1:109) nwc Roosevelt
(Nos 113-7) 22.8x60.7x23.6x60.4; PM; Jan10;
Jan12'12; 3y5%; Crescent Star Realty Co,
211 E 55 to Meta Bartmer extrx, Geo A D
Bartmer, 2283 3 av.

"West st 350-2 (2:600) sec Clarkson

West st. 350-2, (2:600) sec Clarkson Nos 66-72), runs s75xe105.1xs25xe25xn100 Clarkson xw131.10 to beg; ext of \$80,-0 mtg to Jan4'15 at % as per bond; Jan Jan13'12; Marianna C Macdougall with ary Ehrmann,

"Wooster st, 42-4, (2:475) es, abt 125 crand, 50x100; ext of \$50,000 mtg to Ja 6'15 at 5½%; Jan16; Jan17'12; New Net rland Bond & Mtg Co with Edw N Tailed Washington Sq N. abt 125 n

^mWooster st, swc Houston, see Houston, wc Wooster.

"Wooster st, 159, see Houston, 65-7. m1ST st, S1-3 E, (2:428); ext of \$12,500 ntg to Jan3'17 at 5%; Jan8; Jan17'12; Lawyers Mtg Co with Chas Perman & Louis Rabinowitz. Louis

Louis Rabinowitz.

***m3D**st, 44-8 W, (2:536) swc Wooster (Nos 223-7), 71.4x75; ext of mtg for \$147,-500 to Decl'14 at 5%; Jan11; Jan18'12; Sundel Hyman, 2069 5 av, with Metropolitan Life Ins Co, 1 Mad av.

**m4TH st, 79 E, (2:460); ext of \$20,000 mtg to Jan4'17 at 5%; Dec30'11; Jan16'12; Lawyers Mtg Co with Herman & Jos Bauman.

man.

m5TH st, 540-2 E, (2:400) ss, 143.10 M M B, 39.11x96; Jan16'12, due, &c, as per bond; Mary E Wood, 259 Lenox av to Title Guar & Trust Co. 20,000

m5TH st, 536-S E, (2:400) ss, 183.10 w Av B, 40x96; PM; Jan16'12, due, &c, as per bond; Nathan & Barnet Michalover to Julius Goebel, 120 E 95. 40,000

bond; Nathan & Bond; 40,000 Julius Goebel, 120 E 95. 40,000 m5TH st, 550 E, see Av B, 70-4. m5TH st, 550 E, see Av B, 66-74. m5TH st, 546, (2:400) ss, 100.11 w Av B, 24.11x96x24.11x96; Jan17; Jan18'12, 5y5%; Luis Turtel to Lawyers Mtg Co, 59 Liberty

m7TH st, 288 E. (2:363) sws abt 80 e Av D, 25x90.10; Jan10; Jan13'12; 2y6%; Toni wife Israel Ritter, 288 E 7 to Miriam Tuckman, 616 W 137.

1,000 1,000

2,000

m7TH st. 301-3 E; sobrn agmt; Jan16; Jan
17'12; Ella T Goldstein with same. nom
m9TH st. 623 E. (2:392) ext of \$29,000 mtg
to Jan4'15 at 5%; Jan10; Jan13'12; Geo G
Kip with Sam Etlinger, 332 E 13 & Jacob
Etlinger, 306 E 19. nom
m10TH st. 214 E. (2:452); ext of \$200000

Etlinger, 306 E 19. nom

m10TH st, 211 E, (2:452); ext of \$30,000
mtg to Aug4'16 at 5%; Dec28'11; Jan16'12;
Fredk W Senff with Alex Frankenstein,
204 E 68: Max Sturtz, 3-5 W 104 & Uriah
Harris, 29 Elinor pl, Yonkers, NY. nom

m10TH st, S3 E, (2:556) nes, 200 nw 3 av,
25x94.6; leasehold; Jan17'12, due June1'14,
6%; Ernestine C Gardner, 1976 Lex av, to
Henry C Becker, 1460 Park pl, Bklyn.

4,000

m11TH st, 218-20 E, (2:466) sobrn agmt Jan10; Jan13'12; Annie Hochstim & Alexander Rosenthal with N Y Life Ins Co, 346 Bway.

m11TH st, 218-20 E, (2:466) sobrn agmt; Jan10; Jan13'12; Annie Hochstim & Saml Levy with same.

Levy with same.

"12TH st, 289 W, (2:625) ext of \$6,000 mtg to Jan1'15 at 5%; Dec29'11; Jan16'12; Lawyers Mtg Co with David H Knott. nom "14TH st, 424 E, (2:441); ext of \$22.000 mtg to Jan7'17, at 5%; Dec12'11; Jan17'12; Amsterdam Savings Bank with Jno Baltes. nom

m16TH st, 246 W, (3:765) ss, 193.6 e 8 av, 25x103.3; PM; Jan15'12, 5y5%; Richd H Casey to Estate Bradish Johnson, 39 Cortlandt.

landt.

m17TH st, 144-6 E (3:872) ss, 59 w 3 av, 41x72.10; Jan12'12; 5y5%; Abr Cohen to Colored Orphan Asylum & Assn for The Benefit of Colored Children in City N Y on or near Bettners la, Mt St Vincent.
45,000

m18TH st, 202 W, (3:767) ss, 60 w 7 av, 20x54; PM; Jan18'12, due, &c, as per bond; Midtown Constn Co to Corinne R Robinson, at Warren, NY. 9,000

m1STH st, 432 W, (3:715) ss, 354.5 w 9 av, 20.6x92; pr mtg \$7,500; Jan11; Jan15'12, due, &c, as per bond; Hannah Lynch, of Bklyn, to Wm Sieling, at New Rochelle, NY.

m19TH st. 217 E, (3:900) nes, 364.6 nw 2 av, 16.9x92; PM; Jan12'12; 3y5%; Robt C Knapp to Mary A Duer, 107 E 64 & ano trste for Hamilton Hadden will Thos S Hamilton.

m20TH st, 337 W, (3:744) ns, 300.6 e 9 av, 25x92; Jan11; Jan12'12; 5y5%; Bessie T Siffert, 326 W 22 to Lawyers Mtg Co, 59 Liberty.

January 20, 1912.

Siffert, 326 W 22 to Liberty.

Liberty.

***n20TH st, 337 W; PM; pr mtg \$12,000; Jan 8; Jan12'12, due Jan11'15; 5½%; same to Robt L Morrell, 11 E 32, et al. 4,000 ***n21ST st, 321 W, (3:745) ns, 475 e 9 av. 25x98.9; ext of \$20,000 mtg to Jan4'15 at 5%; Jan4; Jan18'12; Geo H Coutts with nom L Tobin.

Jno J Tobin.

**M22D st, 222 W, (3:771) ss, 200 w 7 av, 20x98.9; Jan12'12, due, &c, as per bond; Henry P Gardner to N Y Savgs Bank, 81 8,000

8 av. 25,000 at. 239 E, (3:903); ext of 2 mtgs aggregating \$13,500 to Mar2'15 at 5%; Jan 17'12; Louise wife Henry Gucker with Alice Horsfield, 87 Chestnut, East Orange,

NJ. m23D st S E (3:851) ss abt 145 e 5 av lease hold; Jan12'12, due Nov30'12; 5%; Timothy F Paddell to Geo Ehret, 1197 Park av. 10,000

m27TH st, 34-8 W, (3:828) ss, 223 e 6 a 68.9x98.9; ext of \$325,000 mtg to Nov1' at 5%; Jan17'12; Realty Holding Co Union Dime Savings Bank, 701 6 av.

m27TH st, 34-8 W, (3:828), ss, 223 e 6 av, 68.6x98.9; pr mtg \$325,000; Jan17'12, 3y 6%; Realty Holding Co to Saml J Bloomingdale, 771 Mad av et al, firm Bloomingdale Brothers.

m27TH st, 34-8 W; certf as to above mtg; Jan17'12; same to same.

m29TH st, 401 W, see 9 av, 333.

m29TH st, 401 W, see 9 av, 333.

m29TH st, 158-60 W, see 81st, 125 E.

m30TH st, 25 W, (3:832) ns, 390 w 5 av, 20x98.9; pr mtg \$51,000; Jan13; Jan17'12, due, &c, as per bond; Eliz Lapaix to Mary R Murphy, 15 W 46. 6,000

m31ST st, 310-2 E, (3:936) ns, 167.6 e 2 av, 45x98.9; Jan16'12; 5y4½%; Adolph Schlesinger to Harris D Colt, 14 E 60. 18,000

m32D st, 9 W, (3:834) ns abt 175 w 5 av, 25x98.9, leasehold, chattels, etc; AT; Jan12, Jan13'12, due &c, as per bond; Timothy D Healy at sec 183d & Audubon av to F & M Schaefer Bwg Co, 114 E 51. 5,000

m34TH st E, sec 5 av, see 81st, 125 E.

m37TH st, 34 W, (3:838) ss, 470 w 5 av, 25x98.9; Dec29'11; Jan12'12; 3y4½%; Dan1 H Smith to Bankers Trust Co, 7 Wall, special gdn Clark Greenwood. 60,000

m37TH st, 11 W, (3:839) ns, 270 w 5 av, 25x98.9; equal lien with pure few \$50.000.

special gdn Clark Greenwood. 60,000

"37TH st, 11 W, (3:839) ns, 270 w 5 av, 25x98.9; equal lien with mtg for \$50,000; Jan15'12, due, &c, as per bond; Mary L Hall to N Y Savgs Bank, 81 8 av. 20,000

"37TH st, 259-63 W, (3:787) ns, 100 e 8 av, 50x98.9; ext of \$40,000 mtg to Jan11'17 at 4½%; Jan11; Jan13'12; Bowery Savgs Bank with Rosanna C Hafner. nom

"38TH st, 304 W, see 81st, 125 E.

"38TH st, 34 W, (3:839) ss, 443 w 5 av, 23 x98.9; Jan18'12, 3y, interest as per bond; Jos E Winters to Farmers Loan & Trust Co, 22 Wm.

40TH st W, sec 10th av, see 10 av, 464.4

40TH st W, sec 10th av, see 10 av, 464-4.

***m42D st, 35 W, (5:1258) ns, 364 e 6 av, runs n200.10 to 43d (Nos 38-42) xe78xs100.5 xx953xs100.5 to 42d xw25 to beg; PM; Jan 15'12, 3y5%; Pentalpha Realty Corpn to Lawyers Title Ins & Trust Co.

***m42D st, 35 W, & 43D st, 28-42 W, centre of the control of the

m42D st, 35 W, & 43D st, 38-42 W; certf as to above mtg; Jan12; Jan15'12; same to same.

m42D st W, swc 7 av, see Bway, 42d &

42D st W, sec Bway, see Bway, 42d

^m**43D st. 122 W**, (4:995) ss. 267.10 w 6 av, 21.5x100.5; PM; Jan16'12; 3y5%; Josephine M S Cugley, 931 Fox to Chas F Dellinger, 55,000 m43D st, 122 W; pr mtg \$55,000; Jan16'12; installs; 6%; same to Leo Kohn, 244 W 99. notes 8,000

m43D st, 122 W; Estoppel certf; Jan16'12; same to same.

same to same.

m43D st, 38-42 W, see 42d, 35 W.

m45TH st, 601 W, see 11 av, 609.

m46TH st, 46 W, (5:1261) ss, 330 e 6 av, 20x100.5; Jan11; Jan17'12, 5y5%; Arthur Brisbane, 53 W 9 to Viola A Duryea, 46 W 46.

70,000

m49TH st, 108-14 W, (4:1001); sobrn agmt; Jan6; Jan15'12; Jas Ulmann with Title Guar & Trust Co.

Guar & Trust Co.

***M49TH st, 509 W, (4:1078) ns, 150 w 10 av, 25x100.5; PM; Jan13; Jan15'12, 5y5%; Martin B Hofman, 161 W 36, to Susan Pringle, at Villa Pringle, at Biarritz, France.

12,000

^m**49TH** st, 509 W; PM; pr mtg \$12,000; Jan13; Jan15'12, 3y6%; same to Jas E Smith, 72 W 102, exr Edw J Smith. 7,000

Smith, 72 W 102, exr Edw 5 Smith.

**#49TH st, 356 W, (4:1039), ss, 150 e 9 av, 25x100.5; ext of \$20,000 mtg to Jan12'17 at 5%; Jan12; Jan18'12; Lawyers Title Ins & Trust Co with Irving I & Ralph E Kempnom

m50TH st, 405 E, (5:1362); ext of \$5,000 mtg to Jan24'17 at 5%; Dec22'11; Jan15'12; Franklin Burr, exr Jos T Burr with Aug Knauff.

^m**52D st. 406 E.** (5:1363) ss, 131.6 se 1 a 18.9x100.5; Jan16'12; 3y5%; Lottie Bedr witz to Equitable Assur Soc U S. 5,5

^m**52D st, 156-8 E,** (5:1306) ss, 256.6 e Lex av, 43.6x100.5; Jan16'12; 1y5%; Mary B Hughes & Annie J Bouillon to Emigrant Ind Savgs Bank, 51 Chambers. 11,000

m53D st, 424 W, (4:1062); ext of \$16,000 mtg to Jan25'15 at 5%; Dec29'11; Jan15'12; Adelia Burr & ano, exrs Jos T Burr with Belle J Grodjinski.

^m54TH st, 201 W, see 7 av, 842-4.

**55TH st E, (5:1291) ns, 125 e 5 av, 25x
 120; Jan12; Jan16'12, due Mar15'16; 4½%;
 Woodbury G Langdon at Morristown, NJ, to N Y Life Ins & Trust Co, 52 Wall.

Mortgages

m56TH st, 61 W, (5:1272) ns, 99.5 e 6 av, 22.9x100.5; Jan18'12, due, &c, as per bond; Nelson T Shields, 61 W 56, to N Y Magdalen Benevolent Society, residing near Dyckman st, bet upper & lower Bolton rds.

m56TH st, 61 W; sobrn agmt; Jan16; Jan 18'12; Mutual Bank with same. nom m70TH st, 334 E, (5:1444) ext of \$13,000 mtg to Junel'16 at 5%; Jan16'12; Sol L Davidsohn with Alex D & Henry R Noyes trste Chas H Noyes. nom m71ST st 128 44 W. (4:1142) cs 270 W Col.

m718T st, 138-44 W, (4:1142) ss, 370 w Col av, 80x100.5; bldg loan; Jan4; Jan15'12, 6y, 6% until completion of bldg & 5% there-after; Allendale Bldg Co to Title Guar & Trust Co.

m718T st. 138-44 W; certf as to above mtg; Jan10; Jan15'12; same to same.

m718T st. 517-23 E. (5:1483) ns. 273 e Av A. 100x102.2; also 72D ST. 518 E. (5:1483) ss. 298 e Av A. 25x102.2; PM; pr mtg \$ 5\pi\$; Jan6; Jan15'12, due as per bond, 5\pi\$; Herschman & Bleier, a corp. 520 E 72, to Rosa W Herschman, 267 W 89. 35,000 m71ST st, 300 W, see West End av, swc 71st.

m72D st, 518 E, see 71st, 517-23 E.

m72D st, 411 E, (5:1467) ns, 188 e 1 av, 25 x102.2; Jan16'12; 5y5%; Otto Leppert of New Brunswick, NJ, to Amanda Wolff at Villa Rapp Untermais Merau, Austria.

m73D st, 274 W, (4:1164) agmt as to share ownership in mtg; Jan12; Jan16'12; Amercan Mtg Co with Thos J McLaughlin. nom

ownership in mtg; Jan12; Jan16'12; American Mtg Co with Thos J McLaughlin. nom m74TH st, 142 E, (5:1408) swc Lex av, 18.9 x68.2; ext of \$10,000 mtg to Nov18'14 at 6%; Dec26'11; Jan15'12; Ludwig Ulmann with Bertha Cohen, 1312 Mad av. nom m78TH st, 52 E, (5:1392) ss, 154 e Mad av, 21x102.2; pr mtg \$_-; Jan11; Jan12'12, due July11'13; 6%; Mary R Haines at 7 Philpse pl, Yonkers, NY to Jno Ingle Jr, 176 Berkeley av, Bloomfield, NJ. 4,000 m78TH st, 175-7 E, (5:1413) ns, 125 w 3 av, 37x102.2; asn rents to secure notes for \$800; Dec15'11; Jan17'12; Chas S Faulkner to London Realty Co, 1265 Bway. nom m81ST st, 125 E, (5:1510) ns, 88 w Lex av, 17x102.2; also 29TH ST, 158-60 W, (3:804) ss, 99.6 e 7 av, 50x98.9; also 38TH ST, 304 W, (3:761) ss, 100 w 8 av, 25x98.9; also 5TH AV, 349-53 (3:863) sec 34th, 59.3x100; also ALL R T & I in trust Estate created by Jacob Korn; given to secure notes. Dec 8'11; Jan15'12, due Jan10'17; 6%; Leah K Weiss to Isidor Sperling, 311 W 105. motes 27,881.54

ms2D st, 35-9 W, (4:1196) ns, 291.8 e Col 53.4x102.2; pr mtg \$66,000; Jan12'12; 1y 6%; Hennessy Realty Co to Sender Jarmulowsky, 16 E 93. 90,000 ms2D st, 35 W, (4:1196) ext of \$23,000 mtg to May1'12 at 4½%; June14'09; Jan13'12; Andw J Onderdonk et al exrs, &c, Horatio G Onderlonk with Oliver J Wells, 34 E nom

mS2D st, 35-9 W, (4:1196) ns, 291.8 e Co av, 53.4x102.2; certf as to mtg for \$90,000 Jan11; Jan13'12; Hennessy Realty Co t Sender Jarmulowsky.

ms2D st, 149 E, (5:1511) ns, 57.9 e Lex av, 30x102.2; pr mts \$---; Jan18'12, due May 15'13, 6%; Kathleen Slattery to Anton Szilagye, 1205 Lex av. 4,000

"S3D st, 46-56 W, (4:1196); ownership certf; Nov16'11; Jan17'12; Title Guarantee & Trust Co with New Netherland Bond & Mtg Co, 49 Wall.

mS5TH st, 345 E, (5:1548) ns, 150 w 1 av, 25x102.2; ext of \$20,000 mtg to Dec14'16 at 5%; Jan11; Jan13'12; Anna M Goebel with Stanislaus N Tuckman, 616 W 137. nom mS5TH st, 501-7 E, see Av A, 1610.

"87TH st, 301-7 E, see Av A, 1010.
"87TH st, 251 W, see Bway, 2381-7.
"89TH st, 114 E, (5:1517) ss, 235.6 e Park av, 25x100.8; ext of \$15,000 mtg to Jan12'17 at 5%; Jan 12: Jan16'12; Lawyers Title Ins & Trust Co with Katie wife of & Isaac Hirschhorn.
"""""""" Av A B E see Med av 1251

m90TH st, 47-9 E, see Mad av, 1261.
m90TH st, 11 W, (4:1204) ns, 160 w Central Park W, 20x100.8; Jan15'12, 5y4½%; David J Isaacs to Lawyers Title Ins & Trust Co.

Trust Co. 10,000

m93D st, 177 E, (5:1522) ns, 220.6 w 3 av, 29.11x100.8; pr mtg \$---; Jan12; Jan16'12, due Feb1'14; 6%; Philip Finkelstein, 311 E 54 to Sender Feldmark, 819 E 166. 3,500

m93D st, 177 E; sobrn agmt; Jan15; Jan16'12; Isaac Berliner with same. nom

m93D st, 175 E, (5:1522) ns, 250.5 w 3 av, 29.11x100.8; ext of \$3,500 mtg to Feb1'14 at interest as per bond; Jan15; Jan16'12; Rosanna Rosenfeld with Sender Feldmark, 819 E 166.

m94TH st, 69 W, (4:1208) ns, 160 a Collay.

mark, 319 E 166. nom

"94TH st, 69 W, (4:1208) ns, 160 e Col av,
20x100.8; Jan15; Jan16'12; 5y5%; Fredk F
J Hatcliffe, 136 W 103 to Sallie Julian, 235
W 75. 18,000

m94TH st W, nec Riverside Dr, see Riverside Dr, 220.

m95TH st, 122 W, (4:1225) ss, 530 e Ams av, 20x100.9x18.3x100.8; pr mtg \$——; Jan 16; Jan17'12, 1y6%; Equitable Realty Co to Marie A Clark, 359 E 21. 2,000

m95TH st, 122 W; consent to above mtg; Jan16; Jan17'12; same to same.

m95TH st, 122 W; certf as to above mtg; Jan16; Jan17'11; same to same.

m96TH st, 157 E, (6:1624); ext of \$17,000 mtg to Jan4'15 at 5%; Dec12'11; Jan15'12; Savgs Bank of Utica with Rebecca Werner

m102D st, 100 E, see Park av, 1353.

m102D st, 207 E, (6:1652) ns, 130 e 3 av, 25x100.11; PM; pr mtg \$—; Jan1; Jan15; '12, 5y5%; Lena Kannensohn, 1329 5 av, to Elise Boyd, 36 Riverside Dr. 1,000

m105TH st, 26 E, (6:1610); ext of \$39,000 mtg to Dec28'16 at 5%; Dec20'11; Jan15'12; N Y Life Ins Co with Emandess Holding Co.

m106TH st, 322 W, (7:1891) ss, 61 e Riverside dr, 39x30.11; pr mtg \$29,000; Jan16; Jan17'12, due, &c, as per bond; Ward Brower, 300 Central Park W to Marion J Barkley, 22 E 47.

m107TH st, 7 W, (7:1845) ns, 125 w Central Park W, 25x100.11; agmt as to ownership in mtg; Jan10'07; Jan13'12; Wall Exchange Realty Co with Lawyers Title Ins & Trust Co, 37 Liberty.

m109TH st, 317 E, (6:1681) ext of \$16,000 mtg to Janl'17 at 4%; Jan6; Jan16'12; B Aymar Sands, 58 W 48 trste Mary F T Norwood & ano with Bertha Kaufmann.

"109TH st, 229 E, (6:1659) ns, 335 e 3 av, 18.7x100.10; pr mtg \$8,300; Jan12; Jan17'12, due, &c, as per bond; Anna M Cefola to Abr Cohen, 14 E 97. 266.80 "112TH st, 39 W, (6:1596); ext of \$55,000 mtg to Nov7'16 at 5%; Nov25'11; Jan15'12; N Y Life Ins Co with Merida Realty Co.

m112TH st, 43 W, (6:1596); ext of \$55,000 mtg to Nov7'16 at 5%; Nov25'11; Jan15'12; N Y Life Ins Co with Merida Realty Co.

m112TH st, 56-60 E, (6:1617) ss, 162.6 w Park av, 39x100.11; pr mtg \$38,000; Jan15; Jan16'12, due Jan1'22; 6%; Barnet Turner & Pa Adolphe to Saml N Freedman, 260 Riverside dr.

m113TH st, 326 W, (7:1847) ss, 70 e Manhattan av, 16.8x100.11; PM; Jan8; Jan17'12, 3y4½%; Jessie M Parker to Francis M Jencks, 1 Mt Vernon pl W, Baltimore, Md.

Md. 9,000

m113TH st, 103 E, (6:1641) ns, 20 e Park av, 16x100.11; Jan15; Jan16'12; 3y5½%; Mary J Kelly to Margt W Burdsall, 12 Rochelle pl, New Rochelle, NY. 5,000

m113TH st, 215-7 E, (6:1663) ext of three mtgs for \$14,000 ea to Jan10'17 at 4½%; Jan10; Jan16'12; Bank for Savings with Albt Stokes, 214 Riverside dr & Orlando A Jones, 601 W 151. nom

m115TH st, 336 E, (6:1686) sws, 200 nw 1 av, 25x100.10; Jan8; Jan16'12; 2y6%; Bertha Robinson of Far Rockaway, LI to Leah Cohn at Kensington Gardens, Far Rockaway, LI.

m116TH st, 302 W, (7:1848); ext of \$17, 500 mtg to Nov28'16 at 5%; Dec29'11; Ja 16'12; Lawyers Mtg Co with Theresa Ger

dau.

m116TH st, 49-51 E, (6:1600); ext of \$60,000 mtg to Sept29'13 at 5%; Oct6'11; Jan18
'12; Edw A Morrison & ano trstes Saml
Philips with Jacob Samuelson.

m117TH st, 65 E, (6:1623); ext of \$18,600
mtg to Jan18'17 at 5%; Jan18'12; Saml
Levin with Abr Goldsmith, 50 W 75, &
Samson Lachman, 313 W 106, trste Saml
Scholle.

m118TH st, 210 E, (6:1680); ext of \$26.

m118TH st, 310 E, (6:1689); ext of \$36,000 mtg to Oct29'16 at 5%; Nov27'11; Jan 17'12; Lawyers Mtg Co with Stonington Realty Co.

Realty Co. nom

"120TH st, 320 E, (6:1796); ext of \$6,000

mtg to Jan3'15 at 5%; Jan2; Jan15'12;

Chas H Marshall with Maurice Toff. nom

"120TH st, 436 E, (6:1807) ss, 191.8 w

Pleasant av, 16.8x100.11; Oct10'11; Jan18

'12, demand, 6%; Chas O Şaxton, Alice M

Joyce, Wm B Bodge, Laura B White, Mary

E Taylor, Minnie A Way, Daisy S Robinson & Margt C Bodge to Jno F Tynan, 7310

10 av, Bklyn. 1,500

m121ST st, 348 W, (7:1947) ss, 126 w Manhattan av, 15x100.11; Jan18'12, due, &c, as per bond; David Barnett to Title Guar & Trust Co.

m121ST st, 148-50 E, (6:1769); ext of \$39
m121ST st, 148-50 E, (6:1769); ext of \$39
Lawyers Mtg Co with Leonhard Realico.

m122D st W, nec Manhattan av, see Manhattan av, sec 123.

hattan av, sec 123.

m122D st W, nec Manhattan av, see Manhattan av, nec 122.

m123D st W, swc St Nicholas av, see Manhattan av, sec 123.

m123D st W, sec Manhattan av, see Manhattan av, sec 123.

m123D st W, sec Manhattan av, see Manhattan av, sec 123.

hattan av, sec 123.

m123D st, 258 W, (7:1928) ss, 216.8 e 8 av, 16.8x100.11; Jan12'12; 5y5%; Cath A Power to Emigrant Ind Savgs Bank. 1,500

m123D st, W, (7:1977) ss, 100 w Ams av, 100x100.11; Jan16; Jan17'12, 2y5½%; Scheer-Ginsberg Realty & Constn Co to Title Ins Co of N Y.

m122D t W.

m123D st W, same prop; certf as to above mtg; Jan16; Jan17'12; same to same.

m127TH st W, nec Riverside dr, see Riverside dr, 550.

side dr, 550.

**m128TH st, 123 W, (7:1913); ext of \$17,-000 mtg to Jan16'17 at 5%; Dec21'11; Jan 16'12; N Y Orthopaedic Dispensary & Hospital with Mary J Riley.

**m121ST st, 36 W, (6:1728) ss, 476.8 w 5 av, 33.4x99.11; Jan17'12, 5y5½%; Noah Chertoff, 213 E 71 to NY Life Ins Co, 346 Bway.

**The control of the control

m131ST st, 36 W; sobrn agmt; Jan12; Jan 17'12; same with same.

m133D st, 165 W, (7:1918) ns, 150 e 7 av, 25x99.11; ext of \$13,000 mtg to Marl'14 at 5%; Jan13; Jan15'12; Danl Rooney with Henrietta Lazarus.

"139TH st, 510-6 W, (7:2070), ss, 150 w Ams av, 100x99.11; PM; pr mtg \$135,000; Jan15; Jan16'12, due July15'14, 6%; Eli-phalet L Davis to Wm M Moore at Aque-duct av & 190.

malet L Davis to Wm M Moore at Aqueduct av & 190.

m140TH st, 271 W, (7:2026), ns, 125 e 8 av, 25x99.11; pr mtg \$20,000; Jan16; Jan17'12, 4y6%; Lena Erts to Edw J Lutz, 302 Nichols av, Bklyn.

m142D st, 558 W, see Bway, 3478.

m142D st, 117 W, (7:2011) agmt as to share ownership in mtg; Jan5; Jan13'12; Jos J Silver with N Y Life Ins Co. nom m142D st, 117 W, (7:2011) ext of \$51,000 mtg to Jan5'17 at 5%; Jan5; Jan13'12; N Y Life Ins Co with 117-119 W 142d St Inc, 117 W 142 & Jos J Silver, 1738 Clay av. nom m142D st, 102-8 W, (7:2010) ss, 100 w Lenox av, two lots, ea 50x99.11; two mtgs, ea \$50,000; Jan17'12, due, &c, as per bond; 142d St & Lenox Av Co to Sound Realty Co, 128 Bway.

m142D st, 102-8 W; two sobrn agmts; Jan

m142D st, 102-8 W; two sobrn agmts; Jan 17'12; same & Sound Realty Co with N Y Life Ins Co, 346 Bway. nom m142D st, 102-8 W; certf as to two mtgs for \$50,000 each; Jan17'12; 142d St & Lenox Ay Co to Sound Realty Co, 128 Bway.

Bway.

"147TH st, 510-2 W, (7:2078) ss, 200 w
Ams av, 50x99.11; Jan16; Jan17'12; 3y5%;
Reginald P Bolton to Title Ins Co of NY.
50,000

^m147TH st, 510-2 W, (7:2078); sobrn agmt; Jan16; Jan17'12; Geo R Cannon with same

m147TH st, 510-2 W, (7:2078) ss, 200 w Ams av, 50x99.11; ext of mtg for \$8,000 to Mayl'13 at 6%; Jan16; Jan17'12; Geo R Cannon with Regniald P Bolton, 638 W nom

148TH st, 628-32 W, see Riverside Dr,

Mtg Co, 31 Nassau. 6,000

"162D st, 601 W, see Bway, 3881-3.

"163D st, 537-43 W, (8:2122) ns, 100 e
Bway, 110x99.11; pr mtg \$154,000; Jan17'12,
installs, 6%; Comfort Realty Co to Fredk
Saland, 243 E 5, Bklyn. 5,000

"163D st, 537-43 W; certf as to above
mtg; Jan17'12; same to same.

178TH st W, sec Ft Washington av, see t Washington av, sec 178.

mt washington av, sec 178.

m179TH st, 521 W, (8:2152) ns, 63 e Audobon av, 16x75; pr mtg \$7,200; Dec23'11;
Jan15'12. due Mar23'12, 6%; Lucille L Laing, 70 W 133, to Wm Appelwhaite, 66
Pine.

*186TH st W, swc Audubon av, see Auduon av, swc 186.

bon av, swe 186.

m186TH st W, see Wadsworth av, see St Nicholas av, swe 186.

m186TH st W, swe St Nicholas av, see St Nicholas av, swe 186.

m207TH st W, nwe Post av, see Post av, pwc 207

nwc 207.

"218TH st W, (8:2243) ss, 146.2 e Park
Ter W, 25x100; Jan8; Jan10'12, due, &c, as
per bond; Geo L Liebler to Theo H Jerke
on 230th, ns abt 200 w Bailey av; corrects
error in last issue when 1st line was omitted. 2,000

error in last issue when 1st line was omitted.

"Av A, 1610, (5:1582), nec 85th (Nos 501-7), 25.8x71.11; Jan11; Jan16'12, 1y5%; Gesina wife Fredk Meinken to Emigrant Indus Savings Bank.

"Av A, 1610; two sobrn agmts; Jan13; Jan16'12; Geo Ehret with same. nom "Av B, 68, (2:400) ws, 48.2 s 5th, 15.11x 73.9; PM; Jan18'12, 3y5½%; Jacob Fish to Lawyers Mtg Co, 59 Liberty.

"Av B, 66, (2:400) ws, 64.1 s 5th, 16.2x 73.9; PM; Jan18'12, 3y5½%; Jacob Fish to Lawyers Mtg Co, 59 Liberty.

"Av B, 70-4, (2:400) swc 5th (No 550), 48.2x73.9; PM; Jan18'12, 5y5½%; Jacob Fish to Lawyers Mtg Co, 59 Liberty.

"Av B, 70-4, (2:400) swc 5th (No 550), 48.2x73.9; PM; Jan18'12, 5y5½%; Jacob Fish to Lawyers Mtg Co, 59 Liberty, 52,000 "Av B, 66-74, (2:400) swc 5th (No 550), 73.9x80.3; PM; pr mtg \$76,000; Jan18'12, 1y 6%; Jacob Fish, 370 E 8, to Meyer Vesell, 767 5 av.

"Audubon av, (8:2157) swc 186th, 160.2x

767 5 av.

Maddbon av, (8:2157) swc 186th, 160.2x
100; sobrn agmt; Jan3; Jan12'12; Max
Englander with Columbia Trust Co, 135
nom

^m**Amsterdam av. 1865,** (7:2067) es, 138.11 s 153d, 19.6x100; Jan12'12; PM; 5y5%; Tilmil Realty Co, 309 Bway to Priscilla T P Starin, 169 W 93.

"Amsterdam av. 1865, (7:2067) es, 138.11 s 153, 19.6x100; PM; pr mtg \$16,000; Jan12; Jan13'12; 3y6%; Jos Garfinkel to Tilmil Realty Co, 309 Bway. 3,550 "Amsterdam av, 1783, (7:2063) es, 24.11 n 148th, 25x100; Jan15'12, due Febl'13, 5%: Wm T Purdy to German Savgs Bank, 157 4 av. 15,000

mBroadway, es, 60.2 n 185th, see St Nich-las av, swc 186.

olas av, swc 186.

**MBroadway, 3478, (7:2073) sec 142d (No 558), 20x70; Jan15; Jan16'12, due Apr15'12, 6%; Lena W Hoefler, 558 W 142, to Nathan J Packard, 411 West End av & ano. 1,500

mBroadway, (4:994), 42d st & 7 av, "Heidelberg Bldg," leasehold; agmt same as in deeds (see deeds even date); J F Arnold et al as committee parties 1st pt with The Lankershire Realty Co, party 2d pt, & Ernest H Fleischmann Co, 1465 Bway, party 3d pt (also recorded in deeds); Dec 18'11; Jan16'12.

18'11; Jan16'12. nom

Broadway, 3881-3 (8:2137) nwc 162d
(No 601), 42.5x176.11x68.9x175; pr mtg
\$187,000; Jan17'12, installs, 6%; Comfort
Realty Co to Fredk Saland, 243 E 5, Bklyn. 5,000

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mBroadway, 3881-3; certf as to above prop; Jan17'12; same to same.

mBennett av, (8:2180) ws, being plot begins 9,088.2 n from ss 155th & 2,461.6 w from es 10 av, runs n40xe204.9 to ws Bennett av xs40xw207 to beg; Jan17; Jan18'12, 3y6%; Ernestine Beinfield, 601 W 174. to Osher Gordon, 114 Prospect, Passaic, NJ.

460

**MBroadway. 2381-7, (4:1235) nwc 87th (No 251), 100.8x90; Jan18'12, due, &c, as per bond; Mary T Donovan to Greenwich Savgs Bank, 246 6 av. 20,000 **Columbus av, S20, (7:1855), sal Ls; Jan 17; Jan18'12, demand, 6%; Patk J Doyle to Lion Bwy, 104 W 108. 8,100 **Et Washington av, (8:2175) av. (5:2175)

"Ft Washington av, (8:2176) sec 178th, 105.3x100.11x109.11x101.2; ext of \$10,000; mtg to Jan9'13 at 6%; Jan17'12; Jerome Wilzin with Wm & Emma Morris. nom

Wilzin With Wm & Emma Morris, nom "Ft Washington av, (8:2179) ws, 276.5 s Northern av, 113.3x253.8x244.10; Jan16; Jan17'12, 5y5%; Guide Realty Co, 2875 Bway, to Henry W Boettger, 254th, bet Independence av & Palisade av. 40,000

mFt Washington av, (8:2179), same prop; certf as to above mtg; Jan16; Jan17'12; same to same.

same to same.

***ILEXINGTON AV, 1940, (6:1768) ws, 40.11 s
120th, 20x64.10; pr mtg \$10,000; Oct17'08;
Jan18'12, due Nov1'09, 6%; Henry, David &
Marcus Posner & Jennie, wife Isidor Cohen, heirs Rosalie Posner, to Frank Cohen,

mLexington av. 1486, (5:1524) ext of \$9,500 mtg to Aug15'15 at 6%; Jan11; Jan13'12; Annie A Moran, 2d with Eugene Gerbereux, 75 Sunnyside dr, Yonkers, NY. nom mLexington av, swc 74th, see 74th, 142 E.

mLexington av, 568, (5:1305) ws, 109 n 50th, 20x80; Jan16'12, due as per bond; Marcus M Marks to Title Guarantee & Tust Co.

15,000

"Madison av, 1309, (5:1404); ext of \$18,-000; mtg to Jan10'15 at 4½%; Jan12: Jan 16'12; Greenwich Savings Bank with Sarah W Stark, 1309 Mad av.

mManhattan av, nec 122D, see Manhattan v, sec 123.

mMadison av, 1455, (6:1606) es, 50.11 n 100th, 25x80; pr mtg \$16,000; Jan15'12, 3y 6%; N & Z Realty Co to Lionel Jaeger, 508 Ams av. 3,000

"Madison av, 1455; certf as to above mtg; an15'12; same to same.

Jan15'12; same to same.

"Manhattan av, (7:1949) sec 123d, 100.11x
162.2 to St Nicholas av x118.5x100.3; bldg
loan; Dec13'11; Jan15'12, due, &c, as per
bond; Hancock Constn Co to City Mtg Co,
15 Wall.

"Manhattan av (7:1949); same prop; certifas to above mtg; Dec13'11; Jan15'12; same to same.

mManhattan av, (7:1949) nec 122d, 100.11x 100; bldg loan; Dec13'11; Jan15'12, demand, 6%; Hancock Constn Co to City Mtg Co, 15 Wall.

^mManhattan av (7:1949); same prop; certi s to above mtg; Dec13'11; Jan15'12; same

mManhattan av, (7:1949) sec 123d, 100.11x 162.2 to St Nicholas av x118.5x100.3; also MANHATTAN AV, (7:1949) nec 122d, 100.11x100; sobrn agmt; Jan5; Jan15'12; Charter Constn Co with City Mtg Co, 15 Wall.

"Madison av, 1716, (6:1619); ext of \$7,000 mtg to Dec18'14 at 5%; Dec30'11; Jan18'12; U S Trust Co with Paul Hanke. nom

U S Trust Co with Paul Hanke. nom "Madison av, 1261, (5:1502) nec 90th (Nos 47-9), 90x100; also CANAL ST, 324, (1:210) ss, abt 155 e Church, —x—; Jan3; Jan13'12, due Mar3'12, —%; Colonial Holding Co to Adolph Hirschfield, 2228 Bway. notes, 500

mPark av, 1353, (6:1629) sec 102d (No100) 5, 75x27; ext of \$20,000 mtg to Dec1'16 at 5%; Dec19'11; Jan12'12; Rector &c Grace Church in City N Y with Louis Harris & Harry Palhowitz.

Harry Palhowitz.

mPark av, 1808-16, (6:1747); also 125TH st, 78-80 E, (6:1747), leasehold; Jan15; Jan16'12, installs, 6%; Claus Bohling to Leopold Bergfield, 80 E 125. notes, 55,800 mPost av, (8:2223) nwc 207th, 100x155; pr mtg \$107,000; Jan12; Jan15'12, due, &c. as per bond; Chas Hensle Realty Co to Edw Ince, 132 Lawrence.

20,000

^mPost av, (8:2223); same prop; certf as to above mtg; Jan13; Jan15'12; same to same.

mRiverside dr. (7:2094) sec 148th (Nos 628-32), 99.11x105; ext of mtg for \$100,000 to Jan15'15 at 5%; Jan15; Jan16'12 Max Marx, 419 Convent av, with Audubon Impt Co, 974 St Nicholas av, & Geo F Picken, 475 W 141.

mRiverside Dr, 220, (4:1253) nec 94th, runs e139.5xn100.8xw50xs25.2xw68xx0.1xw30.4 to Dr xs76.3 to beg; ext of \$31,500 mtg to Nov1'13 at 6%; Jan12; Jan13'12; Geo Schwegler with Welfare Realty & Constn Co, 111 W 104.

Co, 111 W 104. nom

"Riverside Dr, 220, (4:1253) nec 94th, runs
e139.9xn100.8xw50xs25.2xw68xs0.1xw30.4 to
Dr xs76 to beg; supplemental to mtg recorded Dec17'08; pr mtg \$316,500; Jan12;
Jan15'12, due, &c, as per mtg recorded
Dec17'08; N Y Real Estate Security Co, 42
Bway, to N Y Trust Co, trste, 26 Broad.

mRiverside Dr, 220, (4:1253) nec 94th, runs e139.9xn100.8xw50xs25.2xw68xs0.1xw30.4 to Dr xs76.3 to beg; agmt as to share ownership in mtg; Jan12; Jan13'12; Geo Schwegler with Chas J Butterley, 127 Covert, Bklyn, & Jacob Busch, 1035 Faile. nom mRiverside dr, 550, (7:1995) nec 127th, 86.6x146.3x146.11x100; PM; pr mtg \$245,-550; Decl'11; Jan17'12, due Marl'14, 6%; Hanover Estates, 39 Cortlandt to Harry B Davis, Mt Vernon, NY. 23,500

mst Nicholas av, swe 123D, see Manhattan av, sec 123.

mSt Nicholas av, (8:2166) swc 186th, runs s157.2xw300 to Wadsworth av xn155.2 to st xe300 to beg; also WADSWORTH AV, (8:2167) ws, 60.2 n 185th, runs n154.5xw 150xn2.1x176.4 to e s Bway xs149.5xe306 to beg; ext of three mtgs aggregating \$85.000 to Janl'14, at 6%; Jan9; Jan13'11; N Y Life Ins Co with N Y Real Estate Security Co, 7 Pine.

RECORD AND GUIDE

Wadsworth av, ws. 60.2 n 185th, see Sticholas av, swc 186.

"Wadsworth av, sec 186th, see St Nich

mWest End av, 798, (7:1870) es, 51 s 99th, 16x80; ext of \$4,000 mtg to Dec1'14, interest as per bond; Dec30'11; Jan16'12; Saml Eiseman with Peter J Brennan, 788 West End av.

mWest End av, (4:1182) swc 71st (No 300) 19.5x82.10; Jan18'12, 5y41/2%; Myrtle L Bickmore to International Committee of Young Men's Christian Assn, 124 E 28.

^m**1ST av, 2267,** (6:1688) ws, 71.11 n 166th, 29x78; pr mtg \$14,000; Jan12; Jan16'12; 2 y6%; Angiulina Parlato, 2250 1 av to Eliza R Allien, 159 Glenridge av, Montclair, NJ. 2,000

1ST av, 2267; pr mtg \$16,000; Jan15; Jan 12, 1y6%; same to Jos Campo, 404 W

360

m1ST av, 346, (3:952) es, 46.6 n 20th, 22.6 x 58; PM; pr mtg \$8,000; Jan15'12, installs, 4½%; Leon S Altmayer, 150 W 79, to Max Greene & ano, 53 E 91. 2,335

m2D av, 485, (3:908); ext of \$22,000 mtg to Nov30'14 at 4½% Oct19'11; Jan17'12; Morris Glucksman with Jno A Brown, Jr, of Phila, Pa. nom

of Phila, Pa.

"2D av. 140-2, (2:450) es, 26:10 s 9th, 5
x125; ext of \$16,500 mtg to Jan1'15, inte
est as per bond; Jan15; Jan17'12; Ro
Menschel with Adolf Mandel.

"3D av. 1939, (6:1656); sal Ls; Jan17; J
18'12, demand, 6%; Romeo D & Guiseppi
Antoni to Henry Elias Bwg Co, 403 E 54,
no

m3D av, 977, (5:1332) es, 50.2 n 58th, 25.1x 105; Jan17; Jan18'12, due, &c, as per bond; Tuxedo Realty & Constn Co, 90 Wall, to Julius Goebel, 120 E 95. 38,000

m3D av, 977; certf as to above mtg; Jan 17; Jan18'12; same to same.

m3D av, 977; sobrn agmt; Jan16; Jan18'12; Fredk Weisl with same.
m3D av, 1384, (5:1413) ws, 50.9 s 79th, 25.6 x71.11x25.3x71.11; Jan15'12, 3y5%; Bridget C Kane to Mary A Douglas, at So Windsor, Conn.
m2D av, 244 (2.272)

m3D av, 244, (3:876) sal Ls; chattels, &c; Jan11; Jan12'12; demand; 6%; Frank J Redmond, 244 3 av to The F & M Schaefer Bwg Co, 114 E 51.

Redmond, 244 5 av to like

Bwg Co, 114 E 51.

"3D av, 1870, (6:1631) sal Ls; Dec2l'11;

Jan12'12; demand 6%; Jos Sann, Jos Sternberg & Albt Zinsenheim, 1870 3 av to

Ebling Bwg Co, 760 St Anns av. 1,650

"3D, 949, (5:1330), es, 22.5 s 57th, 26x70;

Jan16'12, due Sept14'12, 5%; May M Lindsay to Emigrant Indus Savings Bank, 51

Chambers.

Chambers. 1,000

"5TH av, 707, (5:1291) es, 30 n 55th, 22.5x
100; Jan12; Jan15'12, 5y4½%; Woodbury
G Langdon, of Morristown, NJ, to U S
Trust Co of N Y, 45 Wall. 175,000

"5TH av, 711, (5:1291) es, 80.5 s 56th, 40x
100; Jan12; Jan15'12, 5y4½%; Woodbury
G Langdon, of Morristown, NJ, to U S
Trust Co, 45 Wall. 275,000

m5TH av, 349-53, see 81st, 125 E.
m7TH av, swc 42d, see Bway, 42d st & 7

av.

"7TH av, 1800, (7:1826) nwc Cathedral Pkway (No 201) 70.11x100; pr mtg \$250,000, Jan12; Jan13'12, due, &c, as per bond; Winston Holding Co, 1200 Mad av to Isidore Levy, 226 W 113.

"7TH av, 1800; certf as to above mtg; Jan 12; Jan13'12; same to same.

"7TH av, 2189, (7:1914) es, 81.2 s 130th, 18.9x75; Jan11; Jan15'12, 2y6%; Wm Grad to Isidore Gordon, 1665 Ams av. 1,000

to Isidore Gordon, 1665 Ams av. 1,000

m7TH av, 842-4, (4:1026) nwc 544, (No
201), 50.5x100; PM; Jan15'12, 5y44', for
1st yr & 5% thereafter; Alex H Pincus to
Fredk N Lawrence, Bayside, LI. 150,000

m9TH av, 333, (3:727) nwc 29th (No 401);
sal Ls; Jan12; Jan15'12, demand, 6%;
Michl F McCourt to Cath Tighe, 124 Park
av, Yonkers, NY. 4,000

m9TH av, 333, (3:727) nwc 29th (No 401); sal Ls; pr mtg \$4,000; Jan12; Jan15'12, demand, 6%; same to Clausen-Flanagan Bwy, a corpn, 441 W 25. 3,000

Bwy, a corpn, 441 W 25.

3,000

m9TH av, 458, (3:759) ses, 74.1 sw 36th, 24.8x100; ext of \$17,500 mtg to Jan16'15, at 4½%; Jan16'12; Lawyers Title Ins & Trust Co with Meyer Alexander.

nom

m10TH av, 530, (3:737) es, 32.3 s 40th, 17.2 x60; Jan18'12, 5y5%; Chas A Wingert, Spring Lake, NJ, to Chas H Reilly, 2348 7 av, trste for Thos J Reilly will Thos O'Reilly.

m10TH av, 532-4, (3:937); sobrn agmt; Jan 18'12; Chas A Wingert & Jno V Irwin with Chas H Reilly, 2348 7 av, trste for Thos J Reilly will Thos O'Reilly.

m10TH av, 530, (3:737) es, 100 s 40th, 17.2x 60; sobrn agmt; Jan18'12; Chas A Wingert & Thos Blake with Chas H Reilly, 2348 7 av, trste for Thos Reilly will Thos O'Reilly.

nom

O'Reilly.

***m10TH av, 462-4, (3:737) sec 40th, 60x32.3; Jan18'12, 5y5%; Chas A Wingert, at Spring Lake, NJ, to Chas H Reilly, 2348 7 av, trste for Thos J Reilly will Thos O'Reilly.

26,000

milTH av, 609, (4:1093) nwc 45th (No 601) 25.1x75; ext of \$4,000 mtg to Dec2'16 at 4½%; Dec22'11; Jan18'12; Emigrant Indust Savgs Bank with Peter McGirr, 100 W 80.

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

^mCertf as to mtg dated Jan12'12 covering land in Bklyn; Jan12; Jan18'12; Hartman Constn Co to Marcus Rosenthal.

"Central as to marge for \$1,500 covering land in Queens Co, NY; Jan6; Jan15'12; Coperative Suburban Real Estate Exchange to Margt G Story.

"Yonkers, N Y (Miscel) certf as to mtg for \$11,000; Jan10'12; Jan13'12; Realty & Commercial Co to Anna M Carrere.

MORTGAGES

Borough of the Bronx.

mArthur st, nwe Elwood pl, see Elwood pl, nwe Arthur av.

mBeck st, (10:2711) ws, 115 n Intervale av, 79.11x100x23x115; bldg loan; Jan16'12; 1y 6%; Absar Realty Co to Lawyers Title Ins & Trust Co, 160 Bway.

mBeck st, (10:2711) same prop; certf as to above mtg; Jan16'12; same to same.

mBeck st, (10:2711) same prop; PM; pr mtg \$38,000; Dec26'11; Jan16'12; 2y6%; same to Henry Morgenthau Co, 165 Bway.

mChisholm st, swe Freeman, see Freeman.

mChisholm st, swc Freeman, see Freeman, 1295.

mCatherine (*) nec 238th, 50x119.9x50.5x 120.6, except part for st; Jan15; Jan16'12; 3y6%; Annie Prochaska to Corporate Mtg Co, 55 Liberty. 1,800

mCoster st, 636, (10:2769) es, 400 s Spofford av, 20x100; Jan11; Jan15'12, due Feb1'15, 5%; Hunts Point Estates, a corpn, to Eliz M Trafford, at Short Hills, NJ. 6,000 mCoster st, (10:2769); same prop; certf as to above mtg; Jan9; Jan15'12; same to same.

mCoster st, 654, (10:2764) es, 220 s Spofford av, 20x100; Jan17; Jan18'12, 5y5½%; Hunts Point Estates, a corpn, 165 Bway, to Sarah L Payne, 98 Park av. 5,500

"Elwood pl. (*) nwc Arthur, 25x100; also
228TH ST, (*) ss, 105 e 6 av, runs e102xsw
—xn63 to beg, gore; Jan2; Jan18'12, 3y6%;
Emma N Polak to Max Salamon, 198 Smith,
Bklyn.

Bklyn. 1,000

mFulton st, (*) es, 229 s 242d, 100x—to
White Plains rd, x—x146.11, Washingtonville; also WHITE PLAINS RD, (*) ws, at
ss gore B, runs w— to line bet lots 44 & 45
xs18.9xe— to rd xn20 to beg, being pt of
lot 18 same map; also 231ST ST E, (*) ss,
105 w Bronxwood av, 100x114; also 231ST
ST E, (*) ns, 105 w Bronxwood av, 100x
114, Wakefield; pr mtg \$15,000; Mar27'09;
Jan12'12, 3y5%; Chas J Reinhardt to Wilhelmina Reinhardt. 6,600

mFox st. swc Westchester av, see West-

mFox st, swc Westchester av, see West-chester av, 998.

Freeman st, 871, see Stebbins av, 1318.

mFreeman st, 1295, (11:2970) swc Chis-rolm, 24x75; PM; pr mtg \$11,000; Jan16'12, due &c as per bond; Cath Milne to Ma-childa Plundeke, 1295 Chisholm. 500

mFreeman st, swc Vyse av, see Vyse av, wc Freeman.

swc Freeman.

"Irvine st, (10:2761) es, 100 n Seneca av, 24.11x100; Jan9; Jan12'12; 3y5%; Morris Lazar to Christian Sprado, 95 E 116, gdn Frieda Sprado et al.

"Irvine st, (10:2761), same prop; sobrn agmt; Jan10; Jan12'12; Jos E Dutey with same.

"Jennings st, (11:2977) nec Minford pl (No 1418) 100x125; PM pr mtg \$28,000; Jan15; Jan16'12, due May1'12; 6%; Edw Rafter, 43 W 86 to Leonard Weill, 76 W 102.

"Kelly st, S31, (10:2702) ws, 186 n Long-wood av, 40x100; PM; pr mtg \$32,500; Jan 5; Jan12'12; installs; 5%; Benj & Frank Locker to Brocaval Realty & Holding Co, 7,250

"Main st, (*) es, 25 s Mary, 25x97.9x25x 98.4; pr mtg \$2,000; Jan5; Jan15'12, due, &c, as per bond; Caroline Wenninger to Twenty-third Ward Bank, 2469 3 av. 2,000 mManida st, 701, (10:2768) sec Spofford av (No 1260) 16.8x42.9x16.3x42.2; PM; Jan 16'12; 196%; Jas G Patton to Mary T Donovan, 302 W 105. Minford pl, 1418, see Jennings, nec Min-

16'12; 1y6%; Jas G Patton to Mary 1 Donovan, 302 W 105.

"Minford pl, 1418, see Jennings, nec Minford pl,
"Minford pl, (11:2967) ws, 173.10 s Boston rd, two lots, ea 37.6x100; two bldg loan mtgs, ea \$30,000; Jan15; Jan16'12, due July 15'12; 6%; Stability Realty Co to Terrain Realty Co, 95 Liberty.

"Minford pl, (11:2967) ws, 173.10 s Boston rd, 75x100; certf as to two mtgs for \$30,000 ea; Jan15; Jan16'12; Stability Realty Co to Terrain Realty Co, 200 ea; Jan15; Jan16'12; Stability Realty Co to Terrain Realty Co.

"Montgomery pl (*) sws 75.2 se Walker av, 150x100; also WHITE PLAINS AV (*) ws, 30.1 s Westchester av, 75x162.9x75x 164.1; also ARNOLD AV (*) ws, 300 s Libby 150x— to high water mark on east bank, Westchester creek, x—x—; AT to land under water of said creek; also PELHAM RD (*) ws, 920.7 s Libby, 275x201x279.7x 156.5; also 175TH ST (*) ws, 280.3 s Westchester av, 50x100; also MAIN ST (*) es, lot 5 blk D map portion Matson S Arnow Estate, 32.6x100.11x17x102.10; also WEST-CHESTER AV (*) nec Washington av, 167.6x100x169.5x100, except part for Westchester av; pr mtg \$—; Jan13; Jan15'12, demand; 6%; Zerega Realty Co to Michl J Sullivan, 343 E 141.

"Montgomery pl (*); also WHITE PLAINS AV (*); also ARNOLD AV (*); also PELHAM RD (*); also T75TH ST (*); also PELHAM RD (*); also HAN ST (*); also PELHAM RD (*); also ARNOLD AV (*); also PELHAM RD (*); also HAN ST (*); also HAN ST (*); also HAN R

Mortgages

mVan Buren st, swc Morris Park av, see Morris Park av, swc Van Buren.

m139TH st, 342 E, (9:2301) ext of \$14,000 mtg to Nov1'14 at 5%; Jan9; Jan13'12; Margt D Bishop with Louisa Heine, 468 E 139.

m143D st, 271 E, see Morris av, 384-98.
m144TH st E, see Morris av, see Morris av
384-98.

"148TH st E, (9:2337) ns, 375 w Morris av, 25x106.6; pr mtg \$4,500; Jan10; Jan13'12, due Marl'13; 6%; Eric, Arthur, Hedwick & Ellen Borkstrom to Danl Woodcock, 1166 Pacific, Bklyn.

m151ST st E, nwc Union av, see Union av, wc 151.

mwc 151.

m153D st, 425-7 E, (9:2375) ns, 145 w Elton av, 50x100; Jan17; Jan18'12, 3y5%; Caspar Bornmann or Caspar Bornamnn, Jr to Adam Dennerlein, 403 E 160. 7,000

m157TH st E, (9:2404) nes, 224.6 se Courtlandt av, 25x100; pr mtg \$5,000; Jan15; Jan 16'12; 3y5%; Benj Benenson to Jno J Fellner, 430 E 155. 3,000

m158TH st E, (10:2630) ns, 100 w Trinity av, 48x47.7x48.1x47.5; ext of \$18,000 mtg to Jan1'17 at 5½%; Jan17'12; Manhattan Mtg Co with Cohen & Eckman Corpn, 1062 Morris av. mom

m158TH st E, nwc Trinity av. see Trinity

^m15STH st E, nwc Trinity av, see Trinity iv, nwc 158.

av, nwc 138. ***n162D st, 425 E, (9:2384) ns, 233.9 e Mel-rose av, 37.6x100; PM; pr mtg \$---; Jan 10; Jan16'12; 3y6%; Jno J Fellner to Jno Muth, 423 E 162d. 4,000

Muth, 423 E 162d. 4,000 **m167TH st E,** (10:2613) ss, 107.6 w Boston rd, 45x110x41.11x irreg; ext of \$34,000 mtg to Jan15:17 at 5%; Jan15; Jan17'12; U S Savgs Bank with Moorehead Realty & Constn Co, 415 E 140. nom

m172D st, E, swc Hoe av, see Hoe av, swc 172.

m174TH st E, (*) ws, 431.8 s Gleason av, 50x100; PM; Dec12'11; Jan17'12, due, &c, as per bond; Matthew W Del Gaudio to Peoples Trust Co, trste, Jos J Gleason, 181 Montague, Bklyn.

m175TH st E, ws, 280.3 s Westchester av, see Montgomery pl, sws, 75.2 se Walker av.

av.

"175TH st, E, (*), ws, 300 n Story av, 100 x100; PM; Jan18'12; 3y5½%; Emma B
Haussmann, 2246 Webster av, to Eliz Dietrich at Hackensack, NJ. 600

"175TH st E, (*) ws, 200 n Story av, 100 x100; PM; Jan18'12, 3y5½%; Louisa W
Haussmann, 1114 Intervale av, to Eliz Dietrich at Hackensack, NJ. 600

m176TH st W, nwc Davidson av, see Grand av, ws, 128.3 s Tremont av.

m176TH st, W, nwc Davidson av, see Grand av, ws, 128.3 s Tremont av.

m176TH st W, nec Grand av, see Grand av, ws, 128.3 s Tremont av.

7, ws, 128.3 s Tremont av. 176TH st, (11:2802) ns, 168 e Mt Hope av. Monroe av.) 41x114.4x40.9x118.11; Jan17; tn18'12, 5y5%; Wm C Bergen to Alice C olden, 323 Riverside Dr. 22,500

m177TH st W, sec Davidson av, see Grand tv, ws, 128.3 s Tremont av.

m177TH st W, swc Davidson av, see Grand av, ws, 128.3 s Tremont av.

av, ws, 128.3 s Tremont av.

"177TH st W, see Grand av, see Grand av, ws, 128.3 s Tremont av.

"179TH st E, (11:3068) ss, 91 w Hughes av, 47.4x78.1x46.10x71; Jan16; Jan17'12; 5y 5%; Mary Thatcher to Lawyers Mtg Co, 59 Liberty.

2,000

m180TH st E, nec Ryer av, see Ryer av, 2080.

misist st, E, ss, 100 e Mapes av, see Mapes av, sec 181.

mISIST st E, sec Mapes av, see Mapes av, sec 181.

"IS3D st E, nwc Morris av, see Morris av, nwc 183.

187TH E, nec Marion av, see Marion av,

m187TH st E, nwe Arthur av, see Arthur av, nwc 187.

av, nwc 187.

"18STH st E, nwc Cambreleng av, see Cambreleng av, nwc 188.

"203D st, (12:3308) ss, 823.6 w Williamsbridge rd or Briggs av, 25x100; Jan8; Jan 16'12, 1y5%; Carrie L Rogers to Ellen Connor, 1230 Fulton av. 1,000

m203D st E, swe Hall av, see 203d E, sec Post av.

Post av.

"203D st E. (*) sec Post av, runs e200 to Hall av, xs100xw100xs50xe100 to Hall av, xs101 to rd to Westchester, xnw220.11 to Post av, xn156.7 to beg; PM; Jan11; Jan 15'12, due, &c, as per bond; Jno Knewitz, 3537 Willet av to Marie E Fincke, 3461 White Plains rd.

"213TH st (*) ns, 275 e Maple av, 100x 100; ext of mtg for \$2,000 to Aug2'15 at 5%; Nov29'11; Jan12'12; Bernard A Myers, 383 Central Park W, with Simon Cohen, 1452 Bway.

1452 Bway. nom

"216TH st. (*) ss, 50 w Tilden av, 25x100;
pr mtg \$—; Jan13; Jan18'12, due Jan15'13, interest as per bond; Beatrice Tuoti
to Michele Saraacena, 959 Forest av. 1,000

to Michele Saraacena, 555 Forest av. 1,55 m21STH st E, swc Bronxwood av, see Bronxwood av, see Bronxwood av, swc 218.

m223D st E, (*) ss, 205 e 4 av, 25x114; Jan 8; Jan12'12; 3y6%; Stanislawa Drews to Alice Gillette, Princeton, Ontario, Can.

^m22STH st, E, ss, 105 e 6 av, see Elwood l, nwc Arthur.

pl, nwe Artnur.

"230TH st E, (*) ss, 305 e Barnes av, 25x114
Wakefield; pr mtg \$4,250; Jan11; Jan17'12,
due, &c, as per bond; Vincenzo Avarello to
Standard Plumbing Supply Co, 814 St Anns

m234TH st E, (12:3375) ns, 750 w Katonah av, 50x200 to 235th, except pt for 233d; Jan13; Jan15'12, due, &c, as per bond; Ella D Varian to Bernard Loth, 408 W 150.

m235TH st E. ss, 750 w Katonah av, see 234th E, ns, 750 w Katonah av.
m237TH st E. (12:3386) ns, 325 w Martha av, 25x100; pr mtg \$2,500; Jan17; Jan18'12, due, &c, as per bond; Karoline Henrich, 124 Wilbur av, L I City, to Jno Nemecek, 428 E 73.

1,000

m23STH st E, nec Catherine, see Cather-ne, nec 238.

me. nec 238.

m238TH st E, (12:3378) ss, 400 e Kepler av, 20x100; Jan17; Jan18'12, due, &c, as per bond; Otto P Schroeder, 243 E 236, to Fanny Lomas, 1941 Grand Blvd & Concourse.

course. 750

**m240TH st E, (*) nec Carpenter av, 50x
100, Washingtonville; Jan15; Jan16'12, 3y
6%; Mathilda K May, 621 E 240, to Eastchester Savings Bank, 9 S 3 av, Mt Vernon, NY. 1,500

**mArthur av, (11:3066) nwc 187th, 27.7x
113.9, except part for st & av; pr mtg \$27,000; Jan16'12, 3y6%; Pasquale Gargiulo to
Gaetana Trombetta, 423 E 118. 5,000

Gaetana Trombetta, 423 E 118. 5,000

mArnold av, ws, 300 s Libby, see Montgomery pl, sws, 75.2 se Walker av.

mBailey av, (11:3239) es, 159.5 s from s tangent pt in curve at sec Bailey av & Kingsbridge rd, 50x100; Jan12'12; 3y5½%; Eugene H McCauliff of Yonkers, NY to Park Mtg Co, 41 Park Row. 3,000

mBronxdale av (*) ws 239 nw Cruger, 35 x124x—x116; pr mtg \$5,500; Nov14'11; Jan 12'12, demand; 6%; Thos J McDonough, 1919 Bronxdale av to Ann J O'Donnell, 1700 Holland av. 385

mBurke av, (*) es, 100 n Jefferson av, 25x 100; Jan13; Jan15'12, due, &c, as per bond; Ferd Woldscheck to Conrad Durr, 3528 Park av. 3,000

mBronxwood av (*) swc 218th, 114x105;

Park av. 3,000

***mBronxwood av (*) swc 218th, 114x105; also strip 14x105, adj above on ns; pr mtg

**—; Jan1712, due Jan213; 5½%; Stanislawa H Wazeter to Polonia Co-Oper-Savgs & Loan Assn, 109 7th. 6,500

**Bainbridge av, (12:3293) nwc Kingsbridge rd, 144.1x48.10x144.1x51.4; Jan16; Jan17'12; 1y6%; Geo W Howie to Herman E Klappert, 873 West End av. 1,500

mBrown av, (*) ws, 66 n Mianna, 50x100; 2 mtgs, each \$850; Jan16'12, 3y5 ½ %; Garvey Bros Co, 1911 White Plains av, to Theo Schwacke, 200 W 144.

mBryant av, see Garrison av, see Garrison av, see Bryant av.

^mBaychester av, swe Troy av, see Troy av, wc Baychester av.

^mCauldwell av. ws. 299.9 n Westchester av, see Westchester av, nec Cauldwell av.

^mCauldwell av, nec Westchester av, see Westchester av, nec Cauldwell av.

mCambreleng av, (11:3075) nwc 188th, 95 x100; Jan12'12, due June1'15; 5½%; Garibaldi Realty & Const Co to Dollar Savgs Bank, 2808 3 av. 5,000

mCambreleng av, (11:3075) same prop certf as to above mtg; Jan10; Jan12'12; same to same.

same to same.

**MCauldwell av, 675, (10:2624) ws, 500 s
156th, 25x115; pr mtg \$=-; Jan15'12, due
Aprl'14; 6%; Benj Weissman, 675 Cauldwell av to Lizzie Cahn, 1888 Bathgate av.
2,000

^mCastle Hill av, sec Westchester av, see Westchester av, sec Castle Hill av.

^mCarpenter av, nec 240th, see 240th E, n ec Carpenter av.

^mDavidson av, nec 176th, see Grand av, vs, 128.3 s Tremont av.

^mDavidson av. sec 177th, see Grand av, vs. 128.3 s Tremont av.

"Davidson av, swe 177th, see Grand av, vs, 128.3 s Tremont av.

ws, 128.3 s Tremont av.

***MDavidson av, nwe 176th, see Grand av, ws, 128.3 s Tremont av.

***MDavidson av, (11:3199) see Fordham rd, runs e27xsw85.8xsw36 8xne14.11xs-18 4xne 15.7xse26.8xsw97xw102.2 to av xne146.1 to beg; pr mtg \$14,000; Jan5; Jan16'12, 3y5%: Louise C Holding, 2426 Davidson av, to Henry Holding, 111 W 130. 6.000

***MDecatur av, (12:3275) ws, 109.10 s 193d, 43.9x100x42.8x100.8, ss; ext of \$25,000 mtg to Jan16'15 at 5%; Jan16; Jan18'12; Lawyers Title Ins & Trust Co with Baisley & Watson Coal Co.

***MDecatur av, (12:3275) ws, 153.7 s 193d

"Decentur av, (12:2375) ws, 197.4 s 193d, 43.9x75.10x43.9x77.3, ss; ext of \$25.00 mtg to Jan16'15 at 5%; Jan16; Jan18'12; Law-yers Title Ins & Trust Co with Baisley & Watson Coal Co.

"Decatur av, (12:3275) ws, 241.1 s 193d, 43.9x77.3x43.9x78.10, ss; Jan16; Jan18'12; ext of \$25,000 mtg to Jan16'15 at 5%; Lawyers Title Ins & Trust Co with Baisley & Watson Coal Co.

^mFordham rd, sec Davidson av, see Davidson av, sec Fordham rd.

son av, sec Fordham rd.

"Grand Boulevard & Concourse, 2011-3, (11:2808 & 2812) ws, 29.2 s Bush, 49x93.9x 47x107.8; pr mtg \$11,000; Jan11; Jan12'12; 3y6%; Christine wife Ernest Wenigmann to Theo Roehrs, 165 E 176. 8,000

"Grace av, (*) ws, 81.1 s Glebe av, 25x100 x— to Glebe av, x16x90; pr mtg \$5,-000; Jan11; Jan12'12, due, &c, as per bond; Louis Dilberger to Jno C Heintz, 3582 3 av & ano.

mGlebe av, es, 102.6 s Glebe av, see Grace av, ws, 81 s Glebe av.

mGrand av. (11:2867) ws, 128.3 s Tremont av, 192.10x83.2x193x75; also GRAND AV, (11:2867) nec 176th, runs e206.6 to ws Davidson av, xn666.6 to ss 177th, xw— to Tremont av, xs— to beg, except part for Tremont av, bounded as follows; Tremont av, es, 13.5 from an angle pt on es Grand av said angle pt being 515.2 n 176th, runs ne168.7xe30.2xs193.6xsw60xnw33 to beg; also DAVIDSON AV, (11:2861) sec 177th, runs s672.11 to ns 176th, xe103.3xn69.11 to 177th, xw66.11 to beg; Jan12; Jan13'12; 3y 6%; Barnthal Realty Co to Lawyers Title Ins & Trust Co, 176 Bway. 125,000 mGrand av; also TREMONT AV; also "Grand av; also TREMONT AV; also DAVIDSON AV, same prop; certf as to above mtg; Jan12; Jan13'12; same to same.

mGrand av, sec 177th, see Grand av, ws, 128.3 s Tremont av.

"Grand av, nec 176th, see Grand av, ws, 128.3 s Tremont av.

mGrand Blyd & Concourse, (11:3158) es, 93 s 183d, 50x34; pr mtg \$—; Jan15'12, due, &c, as per bond; Eliz M & Julia A Coogan to Manhattan Mtg Co, 200 Bway,

^mGarrison av. (10:2761) sec Bryant av, 25 x100; July1'11; Jan17'12, 3y5%; Ella F Dixon to Margt Ehardt, 1380 Prospect av. 1,700

¹¹Garrison av, (10:2761) ss, 25 e Bry. av, 50x100; 2 mtgs, each \$900; July1' Jan17'12, due,July1'14, 5%; Ella F Dit to Margt Ehardt, 1380 Prospect av. I,

to Margt Ehardt, 1380 Prospect av. 1,800

"Hunts Point av, nwc Lafayette av, see Lafayette av, nwc Hunts Point av.

"Houghton av, (*) ns, 205 w Havemeyer av, 33.4x66.1; Jan2; Jan17'12, 2y5½%; Edw A Schill & Chas Brohmer to Dora L Schreiber, 1033 Mad, Bklyn. 2,500

"Hoe av, (11:2981) swc 172d, 25x100; pr mtg \$\frac{8}{}\rightarrow\$; Jan16; Jan18'12, due, &c, as per bond; Adela M Harrington to Manhattan Mtg Co, 200 Bway. 5,000

mHoe av, (11:2981) swc 172d, 25x100; agmt that mtg for \$18,000 recorded Oct30'11 shall cover entire lot as above; Jan16; Jan 18'12; Adela M Harrington, 1478 Vyse av, with Manhattan Mtg Co, 200 Bway. nom "Hall av, nec Road to Westchester, see 203d E, sec Post av.

^mHall av, nwe Rd to Westchester, see 203d E, see Post av.

"Hall av, swc 203d, see 203d E, sec Post

"Intervale av, 1006, (10:2704) es, 123.11 s 165th, 37.6x100; PM; pr mtg \$___; Jan15 '12; 2y6%; Frank Eberhart, 325 E 87 to Tully Constn Co, 953 Whitlock av. 1,000

mKingsbridge rd, nwe Bainbridge av, see Bainbridge av, nwe Kingsbridge rd.

"Lafontaine av, (11:3061) ws, 112.6 n
178th, 37.6x100; pr mtg \$24,000; Jan9; Jan
17'12, due Apr 1'12; 6%; Weller Meeker
Realty Co to Jos Rice, 2191 Ryer av. 1,400

"Lafontaine av, (11:3061) same prop;
certf as to above mtg; Jan9; Jan17'12;
same to same.

"Mafayette av, (10:2740) nwc Hunts Point av, 105.5x147.5x100x181; ext of \$20,000 mtg to Dec16'14 at 5%; Dec20'11; Jan17'12; Montefiore Home, a corpn, with Cath Meehan

han.

"Ludlow av, (*) ns, 155 w Castle Hill av, 50x108, Unionport; pr mtg \$—; Jan3; Jan17'12, 1y6%; Rose E M Nance to Johanna Hugues, 1302 Brook av. 500

"Morris av, 2030, (11:2807) es, 202.11 s Burnside av, 25x100; Jan11; Jan12'12; 3y 5%; Henrietta L Phillipson to Max Robitschek, 121 E 89. 4,500

"Marion av, (11:3025) nec 187th, 99x64; pr mtg \$—; Jan15'12, due, &c, as per bond; Eliz M & Julia A Coogan to Manhattan Mtg Co, 200 Bway. 6,000

"Olmstead av, (*) es, 105 s Starling av, two lots, ea 25x100, Unionport, two mtgs, ea \$4,000; Decl'11; Jan15'12; 3y5½%; Starling Realty Co to Central Mtg Co, 60 Wall.

"Mapes av, (11:3111) sec 181st, 25x100;

Wall.

"Mapes av, (11:3111) sec 181st, 25x100; also 181ST st. (11:3111) ss. 100 e Mapes av, 45.2x91.1; Jan8; Jan16'12, 3y5%; Henry Harms to Margt Callaghan, 436 E 164.

7,500

7,500

"Morris av, 384-98, (9:2324) sec 144th, runs e48xs47.11xsw100 to 143d (No 271) xw
5.8 to av, xn126.11 to beg; PM; Equal lien with mtg for \$2,000; Jan15; Jan17'12, due, &c, as per bond; Patk Dempsey, 443 Willis av to Anna J Fulton, 561 W 147. 2,000

"Morris av, 384-98; PM equal lien with mtg for \$2,000; Jan15; Jan17'12, due, &c, as per bond; same to Louis Huber, 104

Morningside av. 2,000

"Morris Park av. (*) swc Van Buren, 104 x100x—x106, except pt for Morris Park av; Jan15; Jan17'12, due, &c, as per bond; Ursuline Realty Co to Jno H Paradise, 288 E 207.

"Morris Park av, (*) same prop; certf to above mtg; Jan15; Jan17'12; same same.

"Morris Park av, (*); same prop; pr mtg \$7,000; Jan15; Jan17'12, 2y6%; same to Agnes Pusch, 88 Central Park West. 2,000 "Morris Park av, (*); same prop; certf as above mtg; Jan15; Jan17'12; same to

"Morris av. (11:3183) nwc 183d, 147x106.9x 147x108.2; also MORRIS AV. (11:3183) ws, 71 s 184th, 125x198.3x125x197; pr mtg \$25,-000; Feb16'11; Jan18'12, due Octl'11, 5%; Sol L Pakas to N Y Life Ins & Trust Co, 52 Wall.

mMorris av, ws, 71 s 184TH, see Morris av, nwc 183.

"Mott av. (9:2343) es, 100 s 144th, 50x129.7 x49.11x127.4; Jan18'12, 5y5%; Mott Haven Realty Co to Poughkeepsie Savgs Bank, at Poughkeepsie, NY. 40,000

"Mott av, (9:2343) same prop; certf as to bove mtg; Jan18'12; same to same.

mNelson av. (9:2518) ws, 225.9 s 169th, runs s45xw47xn4.2xw68xn40xe117 to beg; Jan16'12; due, &c, as per bond; Chauncey De Voe, 1423 Jessup pl, to Edw P Orrell, Jr, 461 13th, Bklyn. 2,600

De Voe, 1423 Jessup pi, to Edit 2,600
Jr, 461 13th, Bklyn. 2,600

"Park av, 4444, (11:3037) ses, 370.6 sw
182d, 18.3x141; pr mtg \$3,000; Dec26'11; Jan
12'12; 3y6%; Carrie H Byrne to Louis
Gates, 1220 3 av. 600

"Park av, 3414, (9:2388) es, 76.9 s Gouverneur pl, 20.5x104.6x20x99.9; PM; pr mtg
\$\$_-\$; Sept15'11; Jan13'12; 2y; 6%; Emma
Schnack to Eliz Schwarzler, 2990 Perry
3,600

"Pelham rd, ws, 920.7 s Libby, see Montgomery pl, sws, 75.2 se Walker av.

"Post av, sec 203d, see 203d E, sec Post

av.

"Public rd (*) ses, 341 sw rd leading from
Westchester landing to Boston Post rd,
25x100; pr mtg \$2,000; Jan15'12, due, &c,
as per bond; Caroline Wenninger to Twenty-Third Ward Bank, 2469 3 av. 2,000

mProspect av. (11:3110) ses, 46 ne 181st, Temont, 66x150; PM; Jan18'12, 3y6%; Frank C Van Tassel, Jr. to Carrie Popp, 8623 Bay 21st, Bklyn, NY, et al, exrs Jno W Popp.

6,250

**Prospect av, (10:2676) ws, 300 n 156th, 50x161.11x63.9x122.4, ns; ext of \$45,000 mtg to Jan16'17 at 5%; Jan16; Jan18'12; Lawyers Title Ins & Trust Co with 783 Prospect Av Co.

**Trust Co with 783 Prospect Av Co.

mRoad to Westchester, nec Hall av, see 203d E, sec Post av.

"Road to Westchester, nwe Hall av, see 203d E, see Post av.

"Road to Westchester, nwe Hall av, see 203d E, see Post av.

"Ryer av, 2080, (11:3149) nec 180th, 25x 105.4x25x105.7; pr mtg \$6,000; Jan11; Jan 12'12, due, &c, as per bond; Annie Garrett to Eliz Amon, 13116 3 av. 600

"Starling av (*), ss, 50 e Olmstead av, 2 lots, ea 25x105, Unionport; two mtgs, ea \$4,000; Decl'11; Jan15'12; 3y5'½%; Starling Realty Co to Central Mtg Co, 60 Wall, 8,000

**Stebbins av, 1318, (11:2965) es, at nes Freeman (No 871) runs n87.5xe124.8xs116.5 to st, xwl13.1xnw25.2 to beg; PM; Jan12; Jan15'12; 2y6%; Geo F Weston to Florence M Haskin, 205 W 57. 21,000 **Summit* av, 989, (9:2523) ws, 636.7 s 165th, 31.3x92.2; pr mtg \$15,500; Jan13; Jan15'12, due, Augl'14; 6%; Geo Holstein at Spring Valley, NY to Louis Sulzbacher, 2508 Bway. 1,700 **Sproford av, 1260, see Manida, 701.

at spring ...
2508 Bway.

mSpofford av, 1260, see Manida, 701.

mSummit av, (9:2523) ws, 636.7 s 165th, 31.3x92.2; ext of \$15,500 mtg to Dec9'14, interest as per bond; Jan13; Jan15'12; Geo Holstein with Emeline A Kemp, 441 Park nom

mTinton av, (10:2661) ws, 93.6 s Home 25x110; pr mtg \$6,750; Jan12; Jan13'12; 5v 5%; Margt Fette & Margt Schroeder, 1145 Tinton av to Edw Schroeder, 99 Meserole, Bklyn.

5%; Mars.
Tinton av to Edw Schroed,
Bklyn.

"Tremont av (*), sec Commonwealth av,
107.9x—x100x71.1; PM; pr mtg \$—; Jan
8; Jan12'12, 3y6%; Fredk Behr to Philip
Lubetkin, 238 Claremont, Mt Vernon, NY.
2,500
2,500
2,501
2,502
2,502
2,502
2,503

mTrinity av, (10:2631) ws, 100 s 163d, 50x 125; pr mtg \$53,500; Jan11; Jan12'12, due, &c, as per bond; Higgins & Co, 918 Trinity av to Jno Aughton, 916 Trinity av. 600 mTrinity av, (10:2631); same prop; certf as to above mtg; Jan11; Jan12'12; same to same.

mTrinity av, (10:2630) nwc 158th, 47.2x 100.1x47.5x100; pr mtg \$45,000; Jan11; Jan 12'12, 2y6%; Cohen & Eckman Corpn to Gussie Louis, 1053 Morris av. 5,000 mTrinity av, (10:2630); same prop; certf as to above mtg for \$5,000; Jan11; Jan12 '12; same to same.

as to above mtg for \$5,000; Jan11; Jan12
'12; same to same.

"Theriot av (*) es, 100 s Ludlow av, 200x
100; PM; Jan13; Jan17'12, due, &c, as per bond; M M Michelo, Inc to Augusta F Kornahrens, 205 Park pl. 1,500

"Union av, 619, (10:2664) nwc 151st, 25x
100; PM; pr mtg \$7,500; Jan16; Jan17'12; 596%; Jacob Gottlieb & Herman Rubin to Max E Bernheimer, 39 W 72. 1,850

"Troy av. (*) swc Baychester av, 67.7x
300x83.1x299.11; also STRIP described as follows, plot begins at point in line which is the prolongation westerly of line bet lots 342 & 352, said point being distant 25 w from es Palm, runs n325xe92.7 to ws Baychester av xw25 to ss Troy av & ws Baychester av xw67.7 to Palm xs300xe25 to beg; PM; Dec2'11; Jan18'12, 5v5½%; Wm E Young, 59 W 65, to Frank V Taylor, at Winterhaven, Polk Co, Fla. 2,000

"Union av, (10:2673) nws, 26 n 168th, 40 x 101, except part for av; bldg loan; Jan 12; Jan13'12; due Septi'12; 6%; Chas T Streeter Constn Co to Jas G Wentz, 335 West End av. 27,000

"Union av, (10:2673) same prop; certf as to above mtg: Jan12: Jan13'12; same to

mUnion av, (10:2673) same prop; certf as to above mtg; Jan12; Jan13'12; same to same.

same.

^mVyse av, (11:2986) swc Freeman, 95x50;
Jan16'12, due, &c, as per bond; Martha
Perna to Title Guarantee & Trust Co.
12,000

"Vyse av, (11:3127) ws, 48 s 180th, 38.6x 103.8x38.6x102; pr mtg \$28,000; Jan16; Jan 17'12; 2y6%; Fulson Realty Co, 261 Bway to Julius Ewoldt, 212 3 av. 5,000

"Vyse av, (11:11:3127) ws, 48 s 180th, 38.6 x 103.8x38.6x102; certf as to mtg for \$5,000; Jan16; Jan18'12; Fulson Realty Co to Julius Ewoldt, 212 3 av.

"Westchester av, 998, (10:2714) swc Fox; sal Ls; Jan9; Jan17'12, demand; 6%; Jno Bracker to Jacob Ruppert, a corp, 1639 3 av.

"Westchester av, (*) nws at nes Zerega av, 100x100; PM; pr mtg \$—; Jan18'12, 3y5½%; Chas E Devermann to Frank M Clendenin, 2244 Westchester av. 10,000

"White Plains av, ws, abt 260 s 242D, see

mWhite Plains av, ws, abt 260 s 242D, see Fulton, es, 229 s 242.

Fulton, es, 229 s 24z. $^{\rm m}$ White Plains av, (*) es, 92 s Brown av, $^{\rm t}$ 54x—x50x55; 2 mtgs, each \$400; Jan16'12, 3y5½%; Garvey Bros Co, 1911 White Plains av, to Theo Schwacke, 200 W 144.

mWhite Plains av, ws. 30.1 s Westchester av, see Montgomery pl, sws, 75.2 se Walker av.

"Washington av, nec Westchester av, see Montgomery pl, sws, 75.2 se Walker av.

"Westchester av, nec Washington av, see Montgomery pl, sws, 75.2 se Walker av.

"Westchester av (*), sec Castle Hill av, 51.9x161.10x18.5x157.6; pr mtg \$___; Dec 9'11; Jan15'12; 4y5½%; Mary M Henning to J Henry Alexandre at Fort Wadsworth, SI et al trste Jno E Alexandre. 19,000

"Westchester av (*) same prop; sobrn agmt; Jan8; Jan15'12; Chas Wynne with same.

mWellman av (*), ns, 125 w Mayflower av, 25x100; Jan15'12; 3y5½%; Otto A Nil-son to Warren A Mandeville, 1072 E 15, Bklyn trste for Mary C Mathews. 3,500

"Wellman av, (*), ns, 200 w Mayflower av 50x100; Jan3; Jan15'12, due Feb18'15; 6%; Robt E & Allen Walker & Edmund L Steffens to Wm Koch on Middletown rd near Plymouth av.

January 20, 1912.

near Plymouth av. 1,000

mWestchester av. (*) nws, 65 ne Glover,
20x67.9xx20x67.8; bldg loan; Jan11; Jan12

'12, due, &c, as per bond; Glover Constn
Co to Odell C Butler & Poughkeepsie
Trust Co, trstes Esther O Abel, decd, both
at Poughkeepsie, NY. 7,000

"Westchester av, (*) same prop; certf as to above mtg for \$7,000; Jan11; Jan12'12; same to same.

mWestchester av, (*) same prop; PM; pr mtg \$7,000; Jan11; Jan12'12, due, &c, as per bond; same to Commercial Finance Co, at Poughkeepsie, NY. 1,750

"Westchester av. (*) nws, 85 ne Glover, 20x67.10x20x67.9, bldg loan; Jan11; Jan12'12, due, &c, as per bond; Glover Constn Co to Poughkeepsie Trust Co, at Poughkeepsie, NY.

"Westchester av, (*); same prop; certf as o above mtg for \$7,000; Jan11; Jan12'12; same to same.

mWestchester av, (*); same prop; PM; pr mtg \$7,000; Janl1; Janl2'12, due, &c, as per bond; same to Commercial Finance Co, at Poughkeepsie, NY. 1,750 mWestchester av, (*), nws, 105 ne Glover, 20x67.11x20x67.10, bldg loan; Janl1; Jan 12'12, due, &c, as per bond; Glover Consta Co to Poughkeepsie Trust Co, at Pough-keepsie, NY. 7,000 mWestchester av, (*); same prop; certf as to above mtg for \$7,000; Janl1; Janl2'12; same to same.

"Westchester av. (*); same prop; PM; pr mtg \$7,000; Jan11; Jan12'12 due &c as per bond; same to Commercial Fniance Co, at Poughkeepsie, NY. 1,750

Poughkeepsie, NY.

"Westchester nv, (*) nec Grace av, 130x 67.11x130x67.4, except pt for Glover; PM; the most easterly 60 ft is sub to 3 1st mtgs for \$7,000 each & to 3 2d mtgs for \$1,750 each; pr mtg \$—; Jan11; Jan12'12, due, &c, as per bond; Glover Constn Co to Commercial Finance Co, at Poughkeepsie, NY.

NY.

"Westchester av, (10:2624-2628) nec Cauldwell av, 245.5 x 357.11 x 219.6 x 430.11 except pt for Westchester av; also CAULDWELL AV, (10:2624-2628) ws, 299.9 n Westchester av, 50x115; pr mtg \$82,500; Jan12'12, 3y5%; Lebanon Hospital Assn, a corpn, to Emigrant Indust Savgs Bank, 51 Chambers.

Chambers. 17,500

**MWhitlock av. (10:2735) ws, 180 n Barretto, 20x100; PM; Jan12'12; 5y5%; Michl Meehan to Ellen Theall, 171 E 90. 7,500

**MWillis av. 147, (9:2297) ws 75 s 135th, 25x 81.6; estoppel certf; Jan10; Jan12'12; Helen Strauss to whom it may concern. —

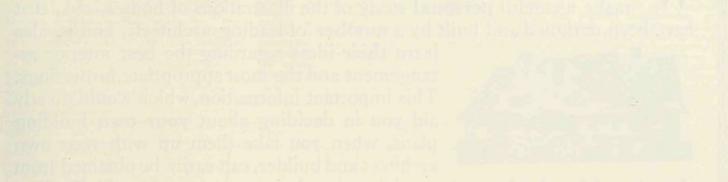
**3D av. (11:3048) ws, 231.6 n 181st, 150x 12711; bldg loan; Jan11; Jan12'12, demand, 6%; Valentine Constn Co to City Mtg Co, 15 Wall. 5,000

m3D av, (11:3048); same prop; certf as to above mtg; Jan11; Jan12'12; same to same.

m3D av, (11:3048); same prop; sobrn agmt; Jan11; Jan12'12; Pinkus Nathan with City Mtg Co.

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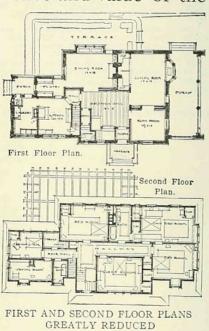
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